



## Chandler, 20 Camrose Street

Representing Incredible Value - 2 Large Homes & Horse Agistment Business

Currently a popular horse agistment business, with a stunning private main residence, a second three-bedroom home, and a self-contained horse tack room with a bathroom and kitchette. 20 Camrose St Chandler could provide almost \$90,000 per year income while the new owners reside in the main house, with privacy from the stables and other properties.

This spacious 1 hectare property has five separate paddocks and stables, complete with an arena, cross country, rounding and resting yards and the entrance is separate to the main house so the horse owners can attend to their horses without interrupting the main residence.

The main family home is a quality build and beautifully presented, no expense has been spared with 2.7m high ceilings and ducted air conditioning. This home consists of four



**For Sale**  
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huge bedrooms, two of which have ensuites. The spacious living area adjoins the stunning country-style kitchen with stone benchtops, stainless steel appliances, huge amount of storage and bench space.

There's a beautiful undercover patio for alfresco dining which overlooks the luscious green yard. A separate family room and a magnificent indoor 12m lap pool that can be enjoyed all year completes this stunning home.

The second home is also a lowest brick house with 3 bedrooms, 2 bathrooms, large kitchen and a huge living area (this was the main house before the new home was built).

### At A Glance:

- \* Income-producing property on 1 hectare with 2 rentable properties
  - \* Agistment of 5 horses at \$100 pw each, with arena, cross country, resting, rounding yards & stables
  - \* Self-contained tack room potential to rent for \$450pw
  - \* Three bedroom lowset home potential to rent for \$650pw
  - \* Primary residence; newly built 4/5 bedroom with 3 bathrooms. Rent potential of \$850 pw
  - \* 12m heated indoor lap pool in the main home
  - \* Private driveways and fenced garden
  - \* Vegetable garden and chicken coop
  - \* Bore water
  - \* Less than a 5 min drive to Capalaba Tavern, Capalaba Park/Central shopping centers, Bunnings and more
  - \*Ten minutes drive to the waterfront for the boat ramp and foreshore
- The owners would prefer a long settlement, closer to the end of the school year.

Opportunities to acquire a property of this magnitude are very rare, and just ten minutes to the waterfront and 19km to Brisbane CBD, this property provides an excellent income while living a fantastic lifestyle.

## More About this Property

Property ID	BSATF2S
Property Type	House
Land Area	1.08 hectare
Including	Air Conditioning Toilets (6) Pool Outdoor Entertaining

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Chandler

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