






41 Glynn Street, Dimbulah

Live, Invest or Expand - Three-Bedroom Home with a Unique Commercial Opportunity

Positioned on its own title in the heart of Dimbulah, this well-presented three-bedroom home offers the perfect combination of comfortable living and outstanding future potential. Whether you're searching for a family home, investment property or owner-operator residence, this property provides flexibility rarely found in today's market.

Recently updated with a brand new bathroom and fully air-conditioned for year-round comfort, the home features three generous bedrooms plus a dedicated office, making it ideal for families, remote workers or those needing extra space. A carport and garden shed add practicality, while the central location places you within walking distance of local amenities.

Currently offering an estimated rental return of approximately \$450 to \$500 per week, the property also benefits from direct rear access to the neighbouring Crew House (formerly the iconic Star Picture Theatre), creating exciting possibilities for buyers looking to live beside their business or expand their investment portfolio.

3  1  1 

FOR SALE
Offers Over \$349,000

VIEW
By Appointment

AGENTS
Megan Dale
0489 248 842
megan@ljhookerpropertyplus.com

AGENCY
LJ Hooker Atherton
(07) 4091 3144

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

41 Glynn Street, Dimbulah - 655sqm, Freehold Centre Zoning
+ Separate title providing flexibility to sell, lease or retain as part of a dual-income holding.
+ Ideal for long-term rental or onsite owner/manager residence.
+ Three bedrooms plus a dedicated office, suitable for families or work-from-home living.
+ Brand new bathroom offering modern comfort and appeal to tenants or guests.
+ Fully air-conditioned for year-round comfort in the Far North climate.
+ Carport and garden shed providing practical storage and functionality.
+ Central location within town, walking distance to local amenities.
+ Potential rental return of approximately \$450 to \$500 per week.
+ Rear access directly through to The Crew House, adding convenience and operational connection between the two properties.

For buyers seeking additional income or a unique business opportunity, there is also the option to purchase the adjoining Crew House (Star Picture Theatre). Beautifully restored and full of local history, The Crew House has been transformed into a thriving community hub, bringing together café culture, fitness, retail and events under one roof. With established tenants already in place and significant scope to expand its event and entertainment offerings, it provides immediate income with enormous future potential.

35 Raleigh Street, Dimbulah - 822sqm, Freehold Centre Zoning
+ Four separate established leases providing a combined return of \$1,100+ per week, offering immediate income with scope for future growth.
+ Leased café attracting both locals and passing tourist trade, contributing to consistent foot traffic through the property.
+ Dedicated gym space with flexibility for a new operator, expansion, or conversion to an alternative commercial use.
+ Double storey layout featuring a mezzanine floor with an upstairs office or studio, ideal for additional rental income, consulting space or owner use.
+ Liquor licence in place, opening the door for evening trade, private functions, live music and community events.
+ New improvements approved and planned for 2026 valued at over \$75,000 for a solar/battery system, CCTV cameras and a digital door lock.
+ Significant upside to increase revenue through further activation of the theatre space, events, and extended trading hours.
+ Prominent main street position with strong exposure within the Dimbulah township, benefiting from passing traffic.

Purchasing both properties presents a rare opportunity to secure a quality home alongside a landmark commercial investment with multiple income streams and exceptional upside. Live next door, lease both properties, or continue building on an already well-established local destination.

Make this property yours today - contact Megan Dale on 0489 248 842.

Respectful. Honest. Professional.

MORE DETAILS

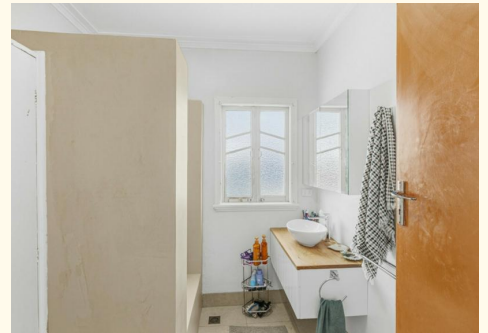
Property ID SW0F1S
Property Type House
House Size 105 m2
Land Area 655 m2
Including Study
Air Conditioning

Megan Dale 0489 248 842

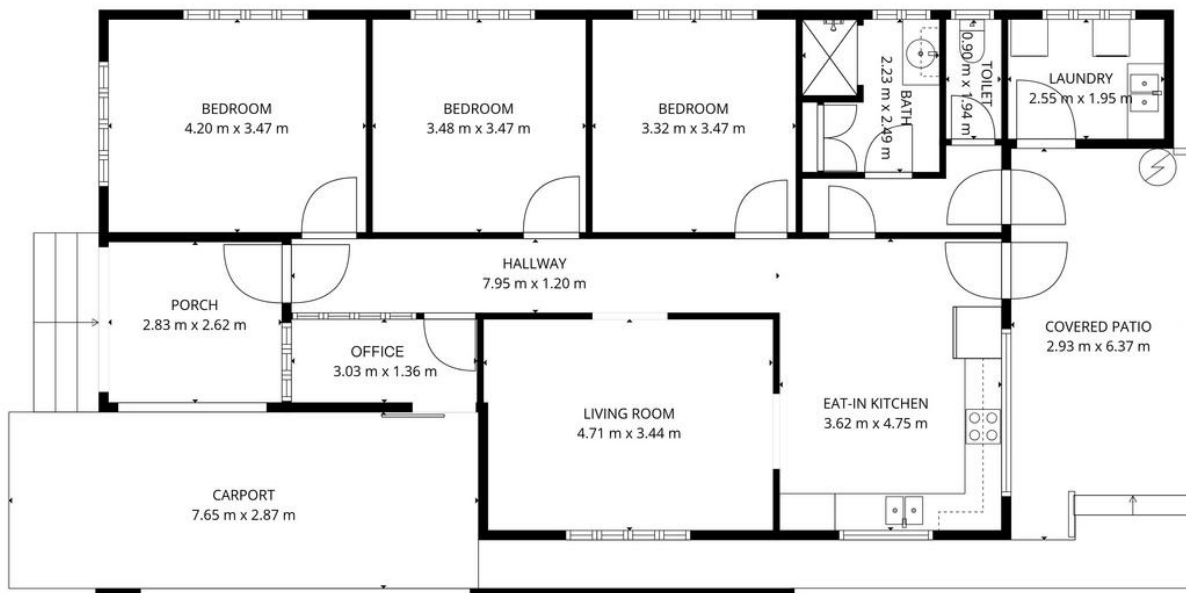
Property Sales Consultant | megan@ljhookerpropertyplus.com

LJ Hooker Atherton (07) 4091 3144

10 Main Street, ATHERTON QLD 4883
atherton.ljhooker.com.au | atherton@ljhatherton.com

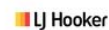


All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



TOTAL: 105 m²
 1st floor: 105 m²
 EXCLUDED AREAS: PORCH: 7 m², COVERED PATIO: 18 m², CARPORT: 22 m²,
 WALLS: 9 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



All information contained therein is gathered from relevant third parties sources.
 We cannot guarantee or give any warranty about the information provided.
 Interested parties must rely solely on their own enquiries.

