



## Queanbeyan West, 22 John Bull Street

Your New Business Address

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present this exceptional industrial property for sale at 22 John Bull Street, Queanbeyan West.

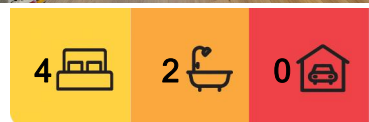
Ideally positioned with easy access to Fyshwick, Hume, and Canberra Airport, this property presents an outstanding opportunity for owner-occupiers and investors alike.

Superbly built and well-maintained, this brick industrial property sits on a 777m<sup>2</sup> block with dual street frontages to John Bull Street and Ogilvie Crescent. On-site parking is available at both access points.

This is your chance to take control of your business premises and leave your landlord behind. The property offers ultimate flexibility-live in the spacious four-bedroom residence upstairs while running your business below, or keep the current tenants in place on a month-to-month lease at \$650 per week. Need full vacant possession? No problem.



**Disclaimer:** 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.



**For Sale**  
\$1,130,000

**View**  
[l.jhooker.com.au/CP6HXS](https://l.jhooker.com.au/CP6HXS)

**Contact**  
**Michael Dyer**  
0438 174 400  
[michael.dyer@l.jhooker.com.au](mailto:michael.dyer@l.jhooker.com.au)

**LJ Hooker Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**



#### Property Breakdown (Approximate Areas):

\*Ground Floor: 396.25m<sup>2</sup>

\*Residence: 140m<sup>2</sup>

\*Outdoor Area: 163.99m<sup>2</sup>

\*Bedsitter: 43.52m<sup>2</sup>

#### Key Features:

\*14kW solar system to help offset power costs

\*Three-phase power to the property

\*Current rates: \$7,852.38 per annum

\*Unimproved Capital Value (UCV): \$477,000

\*GST not applicable as per Contract of Sale

This versatile industrial property is in excellent condition, offering multiple options to suit your needs. Work and live on-site to save on rent and mortgage costs, or take advantage of passive income streams to support your business. The choice is yours.

For further information or to arrange a private inspection, contact Michael Dyer on 0438 174 400.

## More About this Property

<b>Property ID</b>	CP6HXS
<b>Property Type</b>	House
<b>Land Area</b>	777 m2

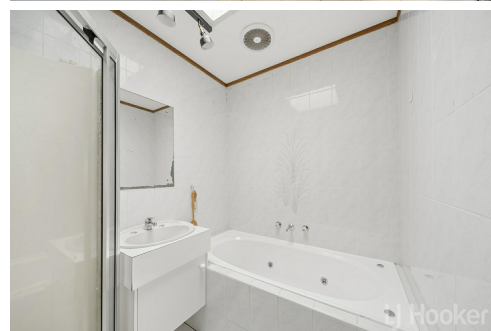
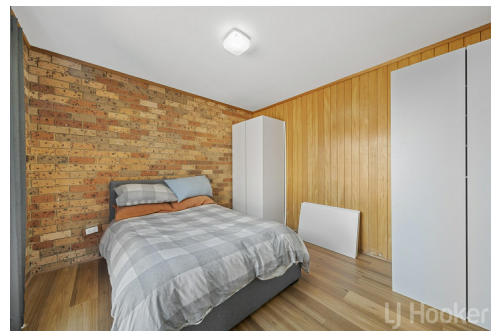
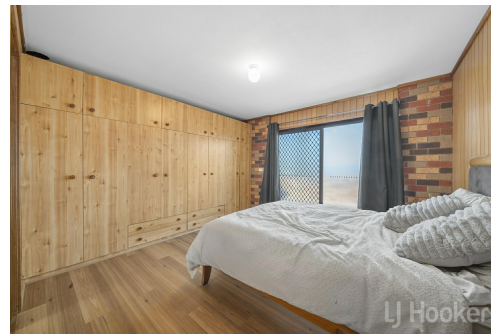
#### Michael Dyer 0438 174 400

Sales Executive | michael.dyer@ljhooker.com.au

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**Disclaimer:** Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
The information herein is gathered from sources we believe to be reliable.