



67 Kennedy Highway, Tolga

Solid Block | Investment | Business

Positioned in the heart of Tolga, this is the type of opportunity that rarely comes to market. With the town continuing to experience strong growth and future development on the horizon, savvy buyers will immediately recognise the value on offer. Whether you're looking to invest, occupy, develop, or a combination, this versatile property presents outstanding possibilities.

Constructed entirely of solid masonry block, this is a home that truly lives up to the term "bombproof." Inside you'll find four generous bedrooms, a spacious bathroom, a large kitchen and living area, plus the convenience of a second toilet located at the rear of the home.

Set on a sizeable quarter-acre allotment and zoned "Centre," the property offers the potential for both residential and business use (STCA). The substantial rear yard provides scope for further development, creating the opportunity for additional income streams while retaining the existing dwelling. Opportunities with this level of flexibility, exposure and future upside are becoming increasingly difficult to find.

Property Highlights:

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.

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FOR SALE
Offers Over \$680,000

VIEW
By Appointment

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LJ Hooker

- Prime central Tolga location
- Solid masonry block construction throughout
- Four spacious bedrooms
- Large bathroom plus additional rear toilet
- Generous kitchen and living area
- Quarter-acre allotment
- Centre zoning allowing residential or business use (STCA)
- Potential for future development at the rear (STCA)
- Ideal investment, owner-occupier or mixed-use opportunity

Whether you choose to live in it, lease it out, establish a business presence, or unlock the site's development potential, this is a dynamic property offering multiple pathways to future growth. Opportunities like this are all about location, flexibility and vision-and this one delivers on all three.

Contact exclusive marketing agent Alex Payne today on 0409 328 153.

MORE DETAILS

| | |
|---------------|-----------------|
| Property ID | SVUF1S |
| Property Type | House |
| House Size | 162 m2 |
| Land Area | 1012 m2 |
| Including | Toilets (2) |
| | Deck |
| | Fully Fenced |
| | Solar Hot Water |

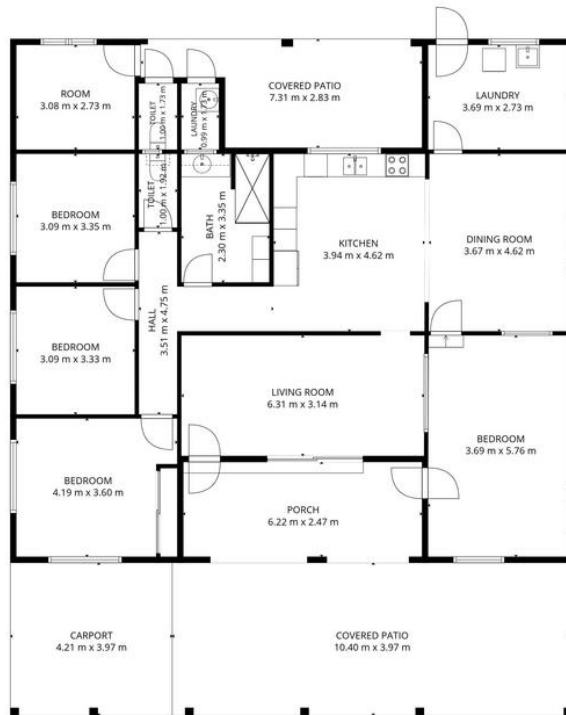
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TOTAL: 157 m²
 1st floor: 157 m²
 EXCLUDED AREAS: PORCH: 15 m², COVERED PATIO: 58 m², CARPORT: 17 m²,
 WALLS: 11 m²

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

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