



69 Dragon Street, Warwick

## HISTORIC MIXED-USE PROPERTY in PRIME MEDICAL and PROFESSIONAL PRECINCT

Originally opened in the late 1800s, this character-filled property offers a rare opportunity to secure a versatile building suitable for retail, consulting, office, studio, or potential residential use (STCA) positioned in a well-established medical and professional services area directly opposite the Condamine Medical Centre and only a short walk to the Warwick CBD. Some like myself would adore the entire building as a generous and unique living space, imagine it, sitting on the footpath with your morning coffee, saying hello to all daily passers by, what a glorious life this would be here....

The original shopfront retains its historic charm with polished timber floors, high ceilings, feature chandeliers, and distinctive heritage style front windows, creating a warm and inviting space ideal for retail, gallery, studio, professional rooms, or alternatively a large lounge or entertaining area if used as a residence (STCA).

The main building includes multiple rooms suitable for office, consulting, bedroom, or living use, with plantation shutters to most rooms and recently repainted interiors in modern neutral tones. Network cabling is installed throughout much of the property, with fibre connected to the building, making it well suited for professional

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**FOR SALE**  
\$775,000 Reduced to Sell

**VIEW**  
By Appointment

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 **LJ Hooker**

or technology-based work.

The property has previously operated as a commercial kitchen come cafe and still includes a full commercial kitchen setup with extractor systems and cold room, please know compressor requires repair or replacement, offering further flexibility for hospitality, catering, or business use.

To the rear, a private and fully fenced courtyard with established Lilly Pilly hedging and Star Jasmine provides a secure outdoor area, with rear deck access from the main building. A lined shed with workshop benches and storage sits at the rear, along with off-street parking for two vehicles.

The property is listed on the local heritage register, preserving its historic character while still allowing practical use and updates, making it ideal for buyers seeking charm without heavy restrictions. Additional features include built-in wardrobes, dishwasher, security camera system, carpet-tiled rear rooms, mobile shop counter, and extensive wiring and data cabling throughout.

This is a unique opportunity to secure a flexible character property in one of Warwick's most tightly held locations, with strong potential for residential, commercial, or mixed use STCA.

- **FEATURES INCLUDE:**

Flexible mixed-use property, residential, or retail, or office, or consulting, or studio &ndash; STCA, or combination of residential and work for you.

Historic building Circa late 1800s

Located opposite Condamine Medical Centre

Short walk to Warwick CBD

Polished timber floors in original east facing shopfront

High ceilings with feature chandeliers

Plantation shutters to most rooms

Recently repainted interior in modern neutral tones

Commercial kitchen with extractor systems

Cold room installed, requires compressor repair or replacement

Secure private courtyard with established garden

Rear deck overlooking courtyard

Lined shed with workshop benches

Off street parking for two vehicles

Network cabling throughout building

Fibre connected to building

Security camera system installed

Built-in wardrobes

Dishwasher included

Carpet tiled rear rooms

Mobile shop counter included

Fully fenced courtyard suitable for pets

Local heritage listing, with nil restrictive overlay

## MORE DETAILS

|               |                                                                                                                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | MBSH85                                                                                                                                                                                                                                 |
| Property Type | House                                                                                                                                                                                                                                  |
| Land Area     | 506 m2                                                                                                                                                                                                                                 |
| Including     | Study<br>Air Conditioning<br>Toilets (2)<br>Alarm<br>Courtyard<br>Deck<br>Dishwasher<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>The heritage<br>the location<br>the feel of this incredibly welcoming property. |

Use as you require...

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