

## Brilliant Business Bundle & Investment Return plus Country-Style Residence

Price : SOLD

3 1 2



A superb opportunity has arisen to purchase a going business concern, complete with a very comfortable country-style residence.

The residence is a well-built home with beautiful verandahs and stands impressively within a frame of well-established vines, tress and manicured lawns. The home features 3 large air-conditioned bedrooms, all with French doors opening onto the lovely open verandahs, with all bedroom having built-in robes. Two of the bedrooms are carpeted, with the third bedroom featuring beautifully polished floorboards. There is ample room for guests with a newly carpeted sleep-out and a huge closed in back verandah. This sizeable room could be used as a family room, second lounge area or as an additional sleeping area, and has efficient split system air conditioning/heating.

The eat-in kitchen/dining area is well equipped with a walk-in pantry, dishwasher, electric wall oven and hot plates, rangehood, microwave and has hard wearing linoleum floor.

Beautifully polished floor boards and French doors which open onto the front and side verandahs are a highlight of the lounge room, bringing the outdoors in.

The bathroom features heritage style tiling with a large shower and vanity, and there is a separate toilet. A good sized laundry, linen cupboard and large 12m x 10 m garage round off this very appealing home.

The property offers a country feel, whilst still being located within the town vicinity. This is achieved with the lush green lawns, hedges and vines at the front of the home, leading up to the home. The back yard features a large fig tree and raised vege garden beds attracting beautiful bird life to the garden. There is secure fencing around the whole property, and included in the sale is John Deere ride-on lawn mower.

The business component of the sale comprises three large steel framed sheds, two of which are currently leased to well-established local businesses.

Shed number 1 is 40 m x 13 m and contains an air conditioned office, electric roller door and a fork lift is included in the sale.

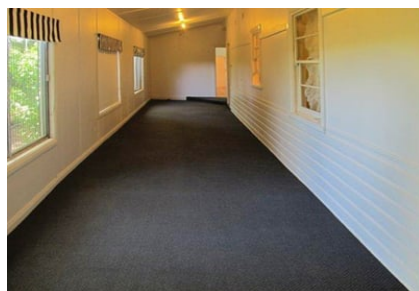
Shed number 2 is of slightly larger dimensions and contains 3 offices, and an electric winched gantry which runs the full length of the shed.

Shed number 3 is currently not tenanted but has huge earning potential for the innovative businessman.

All these properties are well fenced and secure. This is an excellent commercial development opportunity. Figures relating to the business are available upon genuine enquiry. This package is well worth consideration and an inspection.

Contact Peter Armstrong 0429 722 766

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Representative

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