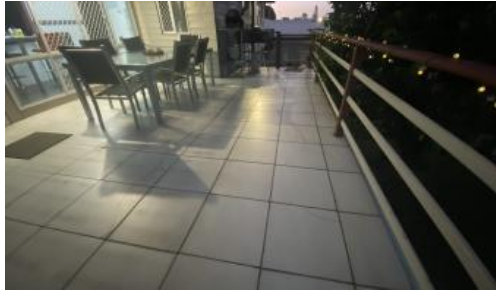




109 Campbell St, Rockhampton City



2 TITLES - LARGE HOME & PROFESSIONAL OFFICES IN BRILLIANT POSITION - SOUTHSIDE

Alan Cornick is offering this residence and attached professional offices at 109 Campbell Street, Rockhampton City 4702 for sale. Alan has lived and operated his real estate business from this location for over 24 years and has enjoyed the convenience it offers.

Situated in a brilliant location with close proximity to the showgrounds, Rockhampton High School, Rockhampton Base Hospital, The Rockhampton Grammar School, Leagues Club, sporting grounds, clubs and the main highway.

It is an easy walk to the river via the scenic walkways.

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Price	SOLD
Property Type	Residential
Property ID	1164

Agent Details

Alan Cornick - 0418 792 888
Leonie Wheeler - 0428 199 930

Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700
Australia
0749278999

There is local shopping convenience with a newsagency and Post Office close by at Wandal and Woolworths Shopping Centre and Dan Murphy' at Allenstown.

The property includes: 1012 m² on 2 SEPARATE TITLES (253m² each); Lot 1 & 2 front Campbell Street; Lot 7 & 8 are vacant (and are available for purchase with Lot 1 & 2 - see price addition below) and front Kent Lane; (Other houses are built facing this lane on identical size blocks.); Commercial Office premises; 4-bedroom, 2 storey living premises.

Zoning: The property comes under the zone code of low to medium density residential within a 'Priority Infrastructure Area'. In the local authority's acceptable outcomes charter a build height of 3 stories to a height of 12m is a given. Any increase in height or number of stories would require making further application and arguments would have to be put forward under the charter of 'Performance Outcomes'.

Living Premises: These premises have proven to be an extremely comfortable living accommodation in conjunction with the successful professional office workplace for the owner. With a BRAND NEW ROOF (White colourbond), GUTTERS & INSULATION, this large 4-bedroom, 2 bathroom, 2 toilets (1 upstairs and 1 downstairs), two storey house features an internal staircase entry, and external stairs leading off the large under cover rear ceramic tiled deck to the shaded backyard. There is room for up to 7 vehicles under roof. It has wired security cameras installed allowing you to see at the flick of your remote control all aspects of the property in vivid colour on your large screen personal TV in the comfort of your lounge. You can also view on your mobile phone anywhere there is service allowing you to monitor whilst you are away from the premises if required. The entire yard is extremely secure with colourbond fences on all exposed boundaries. Ideal for keeping pets in and larger pests out.

Upper Level: High ceilings; Beautiful polished wooden

floorboards in the combined lounge and dining area; 4 bedrooms (including converted sleep outs); Family bathroom; Separate toilet and washroom; Kitchen; Good sized tiled patio deck overlooking the backyard.

Ground Level: 2 utility rooms which could be used as office space; Bathroom and toilet; Laundry/kitchenette; Large open area (lounge/ poolroom); Large storage room; Long carports on both left and right hand sides of the building that could house at least 7 vehicles (3 access points); Back patio Potential Rental Return – Approx \$550 –\$650 week

Office Space (6m x 12m) 72m² with high exposure to Campbell Street offers a perfect opportunity to have a business and live on-site. Forget the stress of driving to work. Comprising of a separate front office/reception area and a further two rooms, the area has two air conditioners. Whilst previously operated as a successful professional real estate office, the office space is also suitable for a range of other pursuits. Campbell Street being so wide the off-street angle car parks are easily accessible and super convenient being right outside the reception area. There is a large full-width storeroom adjoining the office space which could easily be utilised further for a variety of purposes with some alteration. Potential Rental Return – Approx \$250 – \$300 week

Vacant Land – 2 vacant blocks available as an optional extra – fronting Kent Lane – 253m² each. Having these two blocks is a significant boon to the purchaser. As they are, they offer the luxury to the resident of having a large backyard playground. With high colourbond fencing, privacy and security are maximised. They could be sold (approximate value \$120,000). These smaller blocks inner city are becoming more popular as people of all ages seek the convenience of being close to town with the ease of living simply with minimal yard space. One house on the opposite side of the lane has been newly constructed and completed and has just sold for \$485,000. Consider options such as building on the two blocks to either re-sell or to

rent to permanent tenants or for short-term accommodation. It would suit the many workers or families seeking short-term accommodation within close proximity to the hospital and the city.

In a nutshell, 109 Campbell Street is a UNIQUE OPPORTUNITY! With 1012 m² on 4 separate titles giving 2 vacant blocks for backyard space or for development; Office space with high exposure to Campbell Street and easy parking; Two bathroom enclosed, two level house (with the potential of converting to dual living); 7 vehicle covered accommodation, ample storage space.

Purchase Option One – The entire property including the 4 titles(1012m²)

Purchase Option Two – The residence and offices on 2 titles(506m²)

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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