

Sold

109 Emu Park Rd, Nerimbera



Rockhampton's Best Kept Secret! 3 Forms of income on this River Frontage Acreage, Flood Free House, Flat and 2 Sheds on Highway Frontage

This place will pay for itself! River Frontage Acreage, House and a Shed With Business Edge on Highway Frontage. Plus you can go fishing after work in your backyard! Wonderful way to retire and still have a base.

Backing onto the Fitzroy River at the rear and fronting Rockhampton Emu Park Rd. This is a special 2.25 acre (9,232m²) block offering a great lifestyle on acreage yet close to the city. Set well above flood height in the middle of this corner block is the well-constructed steel framed modest modern low set 3 bedroom home. All bedrooms have built-ins, the lounge living area is spacious and looks out through large windows to the beautiful Berserker

🏠 3 🛏 1 📏 9,232 m²

Price	SOLD
Property Type	Residential
Property ID	846
Land Area	9,232 m ²

Agent Details

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

Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700
Australia
0749278999

mountains. The built-in kitchen is highly functional, features a gas range and adjoins the comfortably sized dining area. There is a full length fully concreted under roof area at the rear for cars and outdoor living. Rent this for approx \$400 per week!



A large high clearance steel framed shed with 3 phase power at the rear is ideal for storing the boat and other vehicles. The really exciting thing about this property is that it has a 12 metre x 9 metre, high clearance industrial style shed with 3 phase power and 5kw solar power and is sited on the high traffic road frontage and would be ideal for many types of home run business's. As if that isn't exciting enough, there is also attached at the Northern end of the shed an air-conditioned brick constructed two bedroom unit able to be rented out approx \$250-\$300 plus extra \$150-\$200 per week if shed is included . There is so much to see and appreciate in this unique property.

The current owner has offered to lease back the workshop and attached unit at an agreed price, so that a purchaser immediately has earning capacity. Investors please note that the house would also be an attractive rental in this low vacancy market.

A BARGAIN VALUE AT \$430,000 Your Inspection Is Invited. Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930

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