



42 Warboys St (frontage To Sooning St), Nelly Bay



Solid tenant & commercial options

Situated on the main road, Sooning Street, with rear access and plenty of parking from Warboys Street, is this neat home which doubles as an ideal business venue. With good street presence, yet gardens and fencing providing privacy, it enjoys a central location with shops, cafes, health facilities, the school, beach, ferry terminal and marina all within a very short walk.

Entry is into the open-plan living/dining area with the kitchen and bathroom to the left and two bedrooms to the right. To the rear of the building are two more bedrooms, one with an integrated shower plus another open room with laundry and large closet. Either the front or rear could easily be sectioned off to allow for private living space whilst also having a designated separate business entrance and rooms.

The property is currently tenanted at \$1560 per month with 12 monthly options to renew to November 2022. Previously it was home to a successful massage business and the rooms are ideal as treatment rooms.

The property is fully air-conditioned with ceiling fans and security screens throughout and low maintenance design with mostly tiled floors. The fenced

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Price	\$390,000
Property Type	residential
Property ID	1079
Land Area	505 m2

Agent Details

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