



41 Sooning Street, Nelly Bay



## Commercial Opportunity with Residence

This large property offers a 28m street frontage with purpose-built large shopfront and spacious residence with pool behind on a large 1416m<sup>2</sup> block with room for further development.

- \* 'Mixed Use' Zoning in 'Magnetic Island Villages Precinct' - see the current Townsville City Plan for more details or contact agent
- \* Shopfront to busy Sooning Street with variety of businesses nearby - hardware, supermarket, cafes, pharmacy, medical centre etc
- \* Three bedroom residence behind with kitchen, bathroom, lounge and laundry, with lovely covered patio overlooking the tropical back garden with its resort-style pool and bore to water the yard.
- \* Two external storerooms to the rear of the property
- \* Further areas that can be utilised in a variety of ways to suit the occupants - one slate-floored room that would suit as a shop store/office; another semi-enclosed slate-floored room that could serve as a large entrance hall to the house or further living space, plus a covered slate-floored courtyard area between the house and shop. The shopspace has it's own shower and toilet allowing the residence and shop to be quite private from each other and easily let separately.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

 3  2

<b>Price</b>	Offers around \$700,000
<b>Property Type</b>	commercial
<b>Property ID</b>	452
<b>Land Area</b>	1,416 m <sup>2</sup>
<b>Floor Area</b>	100 m <sup>2</sup>

### Agent Details

Alex Strens - 0429 079 429

### Office Details

Sales - Magnetic Island  
 Shop 3 & 4 147-153 Sooning Street,  
 NELLY BAY Magnetic Island QLD  
 4819 Australia  
 0499 772 296

