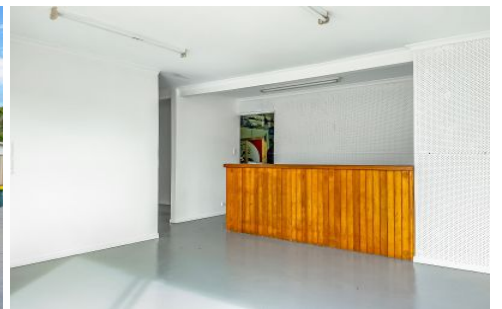




MITCHELLS
REALTY



113 Old Maryborough Road Pialba Qld

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Don't miss this rare opportunity to secure this unique freehold commercial property at 113 Old Maryborough Road, Pialba - positioned on a large 1012m2 allotment zoned low-impact industry offering high exposure for business opportunities at the front and a nicely refurbished steel frame three-bedroom brick home to the rear - perfect for those looking to run their own business and walk to work for the ideal work-life balance!

The large commercial shed to the front is approximately 160m2 and includes a refurbished office with air conditioning and a reception area, a large workshop with an insulated ceiling and roller door to the rear, plus a toilet and vanity.

113 Old Maryborough Road, Pialba, features: -

- Freehold 1012 m2 commercial allotment, zoned low-impact industry
- A large 160m2 commercial shed with a reception area and an air-conditioned office
- The workshop area has an insulated ceiling, a roller door on one side and a toilet
- The refurbished steel frame brick home freshly repainted throughout with new vinyl plank flooring
- Three bedrooms with new ceiling fans, and two include built-in wardrobes
- A large living room and separate open-plan dining area with air-conditioning
- A new kitchen with ample bench and storage space, plus an electric stove
- A refurbished bathroom with a shower and vanity, and a separate toilet
- The laundry offers direct outdoor access via the carport
- A large, covered outdoor entertaining area overlooking the fully fenced yard
- Approx 4.5 x 3-metre garden shed

- A tandem length carport
- A large 6Kw solar power system
- Off-street parking to the front of the shed and public parking on the street
- Currently leased at \$1000 per week with Gross annual return of \$52,000-

This property offers a solid opportunity to invest in one of our state's fast-growing regional cities at Hervey Bay. Properties offering these features in this location are rare - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one?

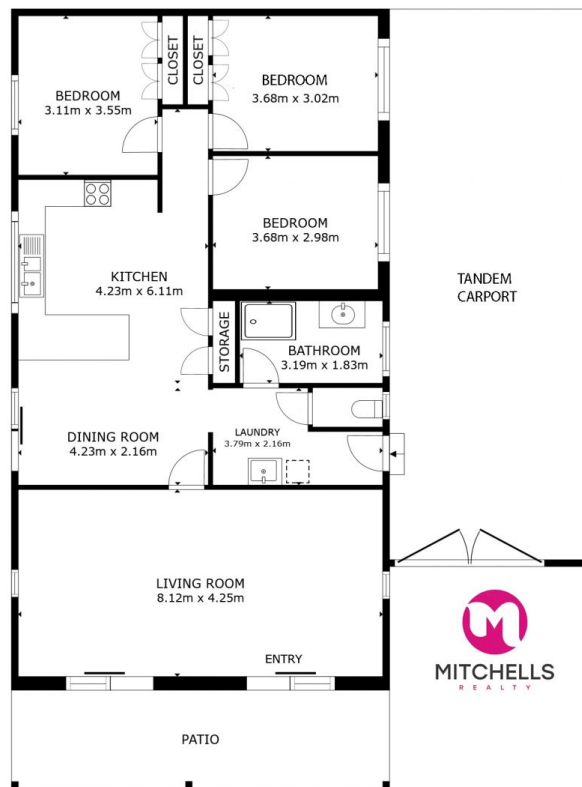
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

Price : Offers from \$799,000 + GST
Land Size : 1012 sqm
View : <https://www.mitchellsrealty.com.au/property/113-old-maryborough-road-pialba-qld/8095066>



Scott & Katrina Mitchell
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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 118.9 m²
 EXCLUDED AREAS : VERANDA 53.4 m² PATIO 18.4 m²
 TOTAL : 118.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

