



113 Old Maryborough Road Pinalba Qld

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Don't miss this rare opportunity to secure this unique freehold commercial property at 113 Old Maryborough Road, Pinalba - 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, Pinalba, 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?

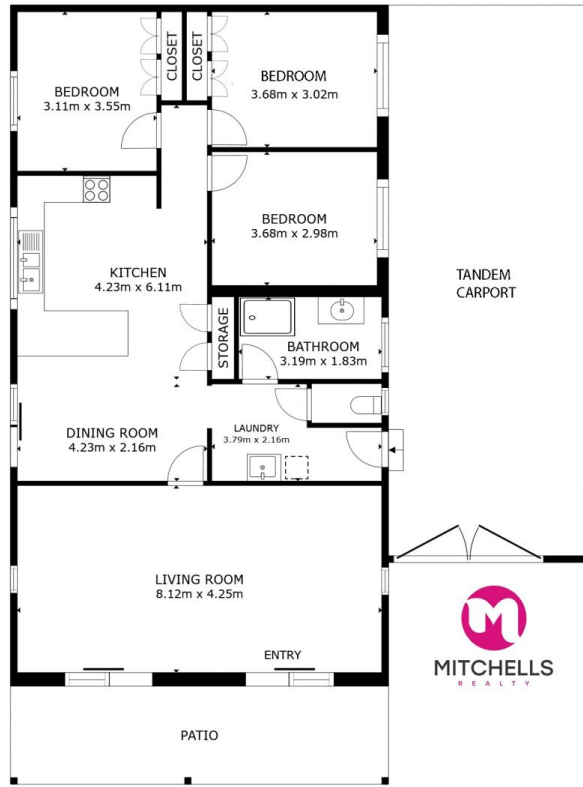
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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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
0428 484 499



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.

