



Professionals Kendall Real Estate

TAMBORINE MOUNTAIN \$895,000
 98 Main Western Road - PID: 788113
 7  4  3

Mt Tamborine: unique business / investment / living opportunity

An excellent chance to convert the current antique business into a Cafe / Tea-house / Shop in this prime location on Tamborine Mountain or use the potential 4 residences for an excellent rental return. As the zoning is cottage/tourism it can be converted to a variety of business options.

The original 105 year old home at the front currently serves as antique shop. With its 3 metre high ceilings the building has three bedrooms, large living/dining area, kitchen, bathroom and toilet; a total of 205 m2 full of atmosphere. This home is constructed of weatherboard with a colourbond roof, is air conditioned and has a fireplace. A full security system is in place.

At the rear of the shop is a second, two storey, 6 year young modern home with open plan living, Tasmanian oak kitchen with gas cooking, 2 bedrooms, 2 bathrooms and hardwood floors. Full insulation in both walls and roof, reverse cycle air-conditioning and gas heating. A large covered and an open veranda complement this area to enjoy the family barbecues.

On the ground floor you will find 66m2 of storage and an unfinished studio of 50m2 which could be simply turned into a 2 bedroom 1 bathroom granny flat .

Both floor levels have high ceilings. A solar system provides 8 KW hrs per day.

There are two storage sheds, one fully insulated with 135m2 floor area which could be transferred into a 3 bedroom

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