



10A Elizabeth Street, Kenilworth



## OPPORTUNITY!

The opportunity: Centrally located 1,173m<sup>2</sup> block with commercial premises plus 3 residential units.

Fully tenanted - 4 individual tenancies!

The commercial building has direct access off Elizabeth Street in the middle of the CBD and is an open shop space with its own kitchenette and toilet facilities. This property has a long-term tenant with an established business.

Located on the other side of the neatly mowed lawns, the residential complex has three separate tenancies. The top floor is a 3-bedroom ensuite house that has been meticulously renovated with a classical finish. High ceilings, VJ Walls and polished timber floors throughout. There are open planned living, dining and reading rooms, a separate sitting room at the front of the property and a small office space at the rear.

Both bathrooms are spacious and light and have beautiful freestanding baths & the laundry is neatly contained behind doors near the office.

As you would expect, the kitchen has been equipped to bring out the chef in you with ample cupboard space, stone benches, freestanding electric cooker, dishwasher and built-in table seating.

This home has a glamorous and spacious layout and will suit most tastes.

The remaining two units are located on the ground floor. Although they have a slightly different colour scheme and design, both units have two bedrooms and one bathroom, and an open planned layout for the lounge, dining and kitchen spaces.

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**Price** SOLD for \$1,550,000

**Property Type** Residential

**Property ID** 919

**Land Area** 1,173 m<sup>2</sup>

### Agent Details

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



These units are modern in their feel, have tiled living areas and carpeted bedrooms, plus reverse cycle air conditioning. The kitchens have stainless steel freestanding cookers, range hoods and dishwashers, good storage and stone bench tops.

There are three undercover parking spaces and access to the building is from Mary Street.

Financial information will be made available following an inspection and there are secure leases in place for all four tenancies. An approved subdivision to separate the commercial and residential buildings remains current.

Kenilworth is in the Sunshine Coast Hinterland, on the tourist loop with Maleny & Montville. The village is less than half an hour from Eumundi where you can go straight through to the coast at Noosa or join the freeway.

For further information, and to arrange a personal inspection, contact Darren Newton from RJR Property on 0419 725 182.

Kenilworth investment ... it's a lifestyle choice!