



137 Theodore Road, Kurwongbah



## RELAX IN YOUR RURAL RETREAT WHILE RUNNING YOUR BUSINESS FROM HOME!

The combined value of this home, large commercial site, shed and acreage is well in excess of the List Price of \$1,200,000

This extraordinary property has some amazing features. It has a huge 5 bedroom + study home and a large commercial shed with full council approval to operate a business. With 18.31 hectares (45 acres) of land, you also have more than enough space to turn a large semi-trailer around while the large dam is fully stocked with fish further enhances the appeal of your rural retreat.

Large Commercial Shed (Council approved)

Individually you would have to pay more for sheds with all these features in an industrial estate so save money by putting all your expenses into one property. The operation of a business from the sheds has been council approved. Where else can you find a property with enough space for a large semi-trailer to turn around in?

Council approval to run a business

Legal industrial shed (3 oversized bays)

2 gantry cranes

Diesel tank for refuelling

Very high roof for large trucks

Semi-trailer turnaround area

Smaller 4 bay shed

🚗 5 🏠 2 🚚 12 📏 183,100 m2

Price	SOLD
Property Type	Residential
Property ID	4554
Land Area	183,100 m2

### AGENT DETAILS

Nigel Lucas - 0413 351 603

### OFFICE DETAILS

North Lakes

SHOP 15 9 Discovery Dr North

Lakes, QLD, 4509 Australia

0413351603



4 bay carport

House

The home has 2 large living areas and a massive fully crimsafe enclosed outdoor entertaining area.

Plus many more features:

5 bedrooms

Study

Ensuite

2 living areas

Ducted air-conditioning

4 car accommodation including large storage area

Large enclosed outdoor entertaining area (Crimsafe)

5kw Solar system

Individually the shed and home are worth well over \$600,000 each, making the entire home and business prospect exceptional value at just \$1,200,000.

*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.*