



# For Sale

Location: **Australia**  
Asking: **OFFERS OVER \$399,000**  
Type: **Accommodation-Hotels**

## Prime Prominent Passive Character Dual Investment Property @ Beaconsfield

Ideal investment with a commercial and residential tenancy, in an attractive landmark building, which enjoys a constant flow of passing traffic.

Outstanding opportunity to gain a diversified income from property that is always in demand.

Both tenants are on signed leases, the shop pays half the rates. The residence is one bedroom, with possibly a second bedroom, has a modern kitchen and bathroom, wood heater, very nice outdoor living area. Gardens and low maintenance fencing surround the property, on site extra parking at the rear for 4 or more cars

Beaconsfield is enjoying buoyancy and growth, the township is always busy.

There is potential to increase the current returns.

A great low cost addition to your rental portfolio, or a brilliant way to come a landlord.

Contact us today to learn more and schedule a tour. Call Praveen Pant at 0432 256 682 or contact Paul Scott at 0477 771 098 email: pauls@businessbrokersnetwork.com.au INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are approximate.

## Contact:

Paul Scott  
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