



**66A Deagon St, Sandgate**



## DUAL INCOME POSSIBLE

This property offers the astute investor a great opportunity to secure prime Sandgate real estate with a bonus of additional income included. The house offers 4 bedrooms and single bathroom with air conditioned lounge and a large combined kitchen dining room. There is under house garaging for 2 cars and an abundance of storage space.

Both the interior and exterior have been given a welcomed make-over and present in excellent condition throughout. The four bedrooms are of generous proportion, some include built-in robes and the bathroom is next to new. The roof on both the house and shop have been replaced in recent years as well.

The property also includes a take away shop, with an excellent local reputation, tenancy in place. Potential rent return for the complete property being approximately \$850 per week net of GST, plus outgoings of \$90 per week. The sale price will also include the shop fitout, including multiple prep areas and cold rooms. The shop has its own toilet for separate tenancy possible for the house and shop.

The seller has had this one a long time but now it is time for him to slow down a bit. All offers prior to Auction will be considered.

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.

4 bedrooms 1 bathroom 2 car spaces 470 m2

**Price** SOLD for \$805,000  
**Property Type** Residential  
**Property ID** 1542  
**Land Area** 470 m2

### Agent Details

### Office Details

Brighton  
 2 / 353 Beaconsfield Terrace  
 Brighton Shopping Village Brighton  
 QLD 4017 Australia  
 07 32699466

