



407 Humffray St N, Brown Hill



## Freehold - 2 Commercial Shops, a 5Bed House on approx. 1854m2 of land

Freehold for Sale

Inspections by appointment & please direct all inquiries to Andrew Johnson

With respect to the price range it is +GST if applicable.

This is an opportunity to own a property that has great potential for the future and has an existing mixed use business (i.e. a going concern), a clothing shop (i.e. new tenant & a going concern) and has a residential house behind the two shops.

Great Future Development Potential (STCA), initial plans considered by Vendor for 3 Townhouses (ie. 1 x 3Bed & 2 x 2Bed), but lots of potential to explore your own plans and vision.

Mixed Use Business is a going concern with the tenant in the process of negotiating a new lease with the owner

Clothing Shop (i.e. 3 year new tenancy commencement date 01/04/2021, further terms 2 x 3 years).

Residential House - Master Bedroom with ensuite (Spa Bath, Shower & WC) & WIR, Open Kitchen, Dining area & Lounge, additional small lounge, 3 Bedrooms with BIR, 5th Bed/Office off dining area, Bathroom (i.e. Shower, bath & WC),

1,854 m2

Price	SOLD
Property Type	Commercial
Property ID	11
Land Area	1,854 m2

### Agent Details

Andrew Johnson - 0473207988

### Office Details

MAXJRE  
0473207988

**MAXJRE**  
Real Estate | Projects | Hospitality

separate laundry, 2 Car Lock up Garage.

Approximately 1854m<sup>2</sup> Land

Buildings Areas approx. are the Shop 240.2m<sup>2</sup>, Clothing Shop 65.3m<sup>2</sup> &  
Dwelling 160.2m<sup>2</sup>

Frontage: 27.39m

Depth: 50.29m/irregular

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.