



## 28 Husband Road, Barragup WA

### KEY INFORMATION

#### Address

28 Husband Road, Barragup WA

#### Price

\$1,205,000 Property Only - Business Available also

#### Type

Commercial / Land/Development

#### Land Area

N/A

#### Build Area

250 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

Two houses to reside in or let out. One is a beautiful character weatherboard home formerly run as tearooms. The main residence, brick and tile construction, is privately fenced off from the second optional home "The Tearooms". All sits in stunning leafy grounds of the highly popular "Amaze Miniature Park". If you haven't visited this is quite an eye opener!!

The main residence includes six bedrooms, open plan lounge/family living, a rumpus room, two bathrooms, built in robes, attractive floor boards, split and reverse cycle air-conditioning.

Outside there's solar hot water panels, a large two car garage, a sail protected entertaining area, swimming pool, shed, and a remote door two car garage. This estate includes a great return on investment already and this can be enhanced if you were to owner operate and run or lease out the tearooms, as most visitors dine at a business across the road.

Return on investment is circa 9.36% including property and the business [purchase +\$155k] so your return may improve, given a hands on owner operator management scenario. Property and business to be sold as one \$1,450,000. The cost of goods and operational costs are remarkably low. Mini golf is a great attraction. Be very quick for this lifestyle opportunity, with motivated vendor's, bottom of cycle timing, you will enjoy the cash-flow and capital growth.

For more information, please contact Ian or Con today.

### AGENT INFORMATION



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Business Broker

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