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Guide \$1,200,000 - \$1,250,000

Property ID:	L33258245
Property Type:	House
Open Parking:	1
Land Area:	638.7 sqm

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Charming Residential Cottage: The well-maintained three-bedroom cottage can serve as a residence or a rental property, providing additional income potential.

Prime Location: Located between the beautiful lake and the beach, and just a short distance from Belmont CBD, this property is surrounded by local amenities, enhancing its appeal for both commercial and residential tenants.

With projected rental returns of approximately \$550 per week for the cottage and \$29,640 per annum with the cafe, this property is perfect for discerning investors or super funds seeking a strong return on investment.

This mixed-use property offers flexibility and endless possibilities-whether you want to lease the commercial space to a new tenant or take advantage of the residential unit.

Don't miss out on this rare opportunity to invest in a property with significant income potential. Contact us today to arrange a viewing and learn more about what this exceptional mixed-use property has to offer!