



**79 Sugar Road, Maroochydore QLD 4558**

## Home / Office Investment Property

### \$50, 000 return for two years

- Currently yielding 7.3% return net per annum for the next two years
- . Tenant pays all outgoings.
- Two leases in place. 1 Residential Tenancy Agreement. 2 Commercial Tenancy Agreement.
- Total net income \$50, 183.66 per annum with 3.5% annual increases on both Tenancy Agreements.
- One tenant occupies both Lease areas.
- Large regular rectangle block of land 600 sqm with great parking at rear and in front of building.
- Opportunity to build studio at rear of property to increase rental return.
- House area has 3 bedrooms, 1 with walk in robe, spacious dining area and living area, modern kitchen and one ba

Offices  
FOR SALE  
\$685, 000  
160sqm

**Amber Hackworthy**

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