



2/99 Beattie Road, **Coomera**

3 2 2

### Large Residence and Shop

Live above your business! Get more bang for your buck with both a residential and commercial investment all in one! Upstairs boasts a large 3 bedroom residence with ensuite, huge modern kitchen, spacious living and wide verandahs with views. Downstairs includes 121.9m2 commercial premises with bathroom, large storage garage, covered verandahs to shop front and 10 customer and occupier parking bays. Located on a prominent freehold corner lot in a growth area at the gateway to the Coomera Marine Precinct and residential estates.

Three bedroom residence with ensuite, spacious air-conditioned living, huge modern kitchen and verandahs with great views  
 121.9m2 commercial office or shop space plus 38.5m2 lock-up storage garage.  
 8 visitor parking spaces plus extra off street parking for lessee  
 Prominent 841m2 corner lot with great exposure  
 Ideal for resident operated business: retail or professional  
 Owner will rent each premises separately  
 Outgoings: Commercial area \$261 pm. Residence water 54pm

A very rare opportunity!!

**\$4,399 per month inc GST**

ID# 21463210112

Date Available Now



**Mike Gray**  
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