



Coombah



Unique Family Residence with Caretaking Only - ID 9098

Management Rights For Sale

Stunning 4 Bedroom Home with Additional Income!

This unique opportunity presents a stunning 4-bedroom home with character and design supplemented with a stable and growing salary from the caretaking role. Rare is it to find a management right residence as stunning as this and with a generous salary from the low maintenance caretaking role, this opportunity is perfect for the semi-retired seeking lifestyle or couple/individual looking for an additional income stream.

This stunning family home with character and style presents four

Price	\$1,130,000
Property Type	Commercial
Office Area	1 m2

Agent Details

Ben Lynn - 0456 640 414

Office Details

MR Sales

170 Scarborough St Southport,
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1300 928 556

MR  **Sales**

generous-sized bedrooms; multiple living areas separated by a brick feature wall with a dual-sided fireplace; a quality country-style kitchen with marble benchtops; a private outdoor area surrounded by tropical greenery and so much more.

The complex itself features easy-to-maintain facilities, including a resort-style pool, barbecue area, a recreation room with pool table and a small gym. The complex is gated with an intercom and surrounded by tropical, manicured landscaping, offering security, privacy and tranquillity.

The real standout feature is the additional income this offers as the caretaker for the complex. There are no qualification or licensing requirements and the work is minimal, perfect for those looking to slow down or pick up an additional income stream. The main duties are to look after the common ground in the complex (gardening, pool) and report any maintenance to the body corporate.

HOME FEATURES

- 4-bedroom home with character and charm
- Large master with a walk-in robe and updated ensuite
- Air-conditioning and ceiling fans in all bedrooms
- Updated bathrooms
- Multiple living spaces separated by a statement brick feature wall, with dual sided fireplace
- Large open country style kitchen, perfect for family entertaining
- Ample parking with a single-car bay beside the residence and a double lock-up garage
- Exclusive use office space

SUSSEX PARK FACILITIES

- Resort-style swimming pool

-Gym

-Recreation room with billiards table and bar

-BBQ area

Business Features

-Minimal work, easily maintained by an individual part-time

-Generous body corporate salary of \$57,000+

-No licence or qualifications required. (Caretaking Only)

-Equipment supplied by body corporate

Net Profit: \$54,047

Asking Price: \$1,130,000

(Inclusive of manager's real estate priced at \$950,000)

If this unique opportunity interests you and you would like to know more please enquire, more information is available and an inspection can be arranged by appointment only.

Management Rights Broker

Ben Lynn

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