

2/148 Palmerin St, Warwick, QLD 4370

Sold - 28/02/2022

Medical/Consulting



## ABSOLUTE INNER-CITY, HIGH-VISIBILITY

A Circa 1935 this property has been Professional Rooms, Office since 2004 under this ownership. However, should you wish you could effortlessly convert this beauty back to an enviable inner-city residence. If you own it, you will decide.

### Open for Inspection

By Appointment.

Currently a Professional Photographic Studio since Sellers purchased, their Business is continuing without change at a new location, it is this property only that is For Sale and the leased Professional Rooms Tenant are keen to remain in place under new ownership should you wish for them to continue at the premises.

The building during the current ownership has enjoyed significant, quality renovation with renowned local Builder Group Bradfield Building. Sellers have made constant improvements, the premises holistically is remarkable to be honest, versatile, comfortable and in impeccable order.

A wide and welcoming front full width verandah, from here you choose to enter either of the professional rooms which currently operate from here.

Easy access to the rear parking, ample parking available on Palmerin Street also.

A high visibility site, an effortless stroll to the central CBD, cafe, post office and more.

Elements and Layout you may be interested in are shown on floorplan in Image Carousel for this listing or as below:

- \* Rear Expansive Studio Room 5.9 x 9.7 metres
- \* Office and Storage Room 2.9 x 2.4 metres
- \* Current Lounge, Waiting Area, Room 4.3 x 3.7 metres
- \* Entry Office No. 1 4.3 x 2.8 metres
- \* Office 1 another room 2.7 x 3.6 metres
- \* Kitchen
- \* Storage
- \* Toilets x 2
- \* Office 2 4.1 x 3.6 metres
- \* Office 2 Entry, Waiting Room 2.3 x 4.4 metres

### Listed By

Leanne Cameron  
Phone: (07) 4661 8100  
Mobile: 0438 852 188

