

Unit 12/10 Williams St, Bowen, QLD 4805

Under Contract

Unit 2 2 2



A Great Price Point with a 6% Gross Rental Yield

Currently returning approximately \$480 per week, this modern two-bedroom townhouse offers an approximate 6.02% gross rental yield at the asking price of \$430,000, with potential for future rental growth.

Open for Inspection

By Appointment.

For investors looking for an affordable entry point into the Bowen property market, this property offers an appealing combination of established rental income, a strong gross yield and future potential.

Leased to an excellent, well-presented tenant who has cared for the property, this townhouse offers an established rental from day one. The tenancy is currently on a periodic agreement at approximately \$480 per week, generating around \$24,960 in gross rental income annually and providing an immediate income stream for the next owner.

There is also potential for future rental growth in line with market conditions, providing an opportunity to increase the property's income over time.

The numbers at a glance:

Asking price: \$430,000

Current rent: Approx. \$480 per week

Gross annual rental income: Approx. \$24,960

Gross rental yield: Approx. 6.02%

Lease: Periodic

Body corporate: Approx. \$3,500 p.a.

Council rates: Approx. \$4,140 p.a.

2 bedrooms | 2 bathrooms

Ensuite to main bedroom

Built-in wardrobes

Split-system air conditioning

Private balcony

Why investors should take a closer look

This is the type of property that can make sense for investors looking for a more accessible purchase price without compromising on rental appeal.

Listed By

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