LJ Hooker Bowen
1-36 Powell Street,
BOWEN QLD 4805

Unit 2/74a Powell St, Bowen, QLD 4805

Under Contract

Unit 2 2 1















MOTIVATED SELLER – ALL OFFERS CONSIDERED

INVESTORS – THIS ONE DESERVES YOUR ATTENTION!

A motivated seller means an opportunity for buyers looking to secure a CBD investment at a price that represents genuine value. All offers will be considered, so if you're looking for your next investment, now is the time to act.

Open for Inspection

By Appointment.

Positioned in the heart of Bowen's CBD, this low-maintenance townhouse offers an attractive combination of location, rental income and future potential.

Currently returning $500 per week, the tenancy is now periodic, providing flexibility for the next owner. The rent is also scheduled to increase to $550 per week at the end of October, strengthening the property's rental return and adding further appeal for investors.

The well-designed townhouse features two generous bedrooms, both with built-in wardrobes, two bathrooms and a convenient third toilet downstairs. The open-plan living and dining area is light and welcoming, complemented by a modern kitchen with quality appliances and ample storage.

A private courtyard and low-maintenance garden provide valuable outdoor space without the maintenance demands of a larger property, while the secure garage offers additional storage.

Set on a manageable 139sqm allotment, this is an easy-care investment in a location where tenants can enjoy the convenience of having shops, cafes, restaurants and essential services all within walking distance.

INVESTMENT HIGHLIGHTS
- Motivated seller – all offers considered
- Currently returning $500 per week
- Rent increasing to $550 per week at the end of October
- Periodic tenancy – added flexibility for the incoming owner
- Approx. $4,200 per annum council rates
- Approx. $5,000 per annum body corporate
- Two bedrooms with built-in wardrobes
- Two bathrooms plus third downstairs toilet

Listed By

Tony Doyle
Phone: (07) 4786 1300
Mobile: 0418 777 967

Tony Doyle
Phone: (07) 4786 1300
Mobile: 0418 777 967

Listing Number: 3551680

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.