

**113 Neptune Street, Maryborough, Qld 4650**

**CENTURY 21.**

**House For Sale**

Tuesday, 6 February 2024

113 Neptune Street, Maryborough, Qld 4650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1017 m2**

**Type: House**



Julie Hodgson  
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**\$565,000**

Discover an exciting real estate investment opportunity at 113 Neptune Street, Maryborough. This lowset three bedroom home is a gem of a find for savvy investors offering an impressive income potential from its large 24m x 9m storage shed and residential rental. The home itself has a long-term tenant in place with a current lease until January 2025. It boasts air-conditioning, ceiling fans and polished wooden floors. The property offers a fully fenced perimeter for added security and privacy. However, the crowning feature lies in the expansive storage shed that comes along with it - hosting 25 storage units currently providing a steady source of income. Moreover, this investment presents significant return potential. The combined rental yield from both the residential home and storage sheds ranges between \$1,100-\$1,200 per week - an exceptional rate for such a lucrative dual-purpose property. A great return on investment awaits you with this unique package of residential dwelling coupled with profit-generating storage sheds! Call Julie Hodgson now for an opportunity to boost your investment portfolio with exceptional returns.