

124 Burke Street, Ayr, Qld 4807

b **buymyplace**

House For Sale

Saturday, 11 May 2024

124 Burke Street, Ayr, Qld 4807

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



buymy place

1300289697

\$241,500

Phone Enquiry ID: 227664 This 3-bedroom, 1-bathroom quaint dwelling has lots of character and charm featuring beautiful original wooden floorboards, French doors and casement windows looking out to the back garden. Strong solid foundations (no white ants), roof in good condition which has been rustproofed and repainted. The main bedroom features a walk-in dressing room or can be utilised as a nursery. There is a reception room, and a second living area. Outside there is a roofed veranda and storage shed. The fully fenced, low maintenance garden is planted with fruit trees and native trees. Ayr is a friendly country town, safe and with a strong community. All the desired amenities are close by. Located 1 hour south of Townsville and 2 hours from Airlie Beach. Only 17km from one of QLDs best kept secrets, Alva beach is renowned for its excellent fishing. It is a family friendly beach with a surf life club. Rates \$3,300 p/a Suitable for: • Investor: \$260 per week (Rental appraisal reveals a solid yield gross % return 8.7% / 5% conservative net yield. Positive capital growth and asset appreciating. Up to code with legislative rental requirements. Currently rented to excellent tenants on a month-to-month basis for an acknowledged low rent of \$220/week. • First home buyers: Good size, well priced and excellent location. • Families: Good size, close to schools (as well as Kindy and preschool), parks, swimming pool, sporting amenities (including ten pin bowling). • Suitable for retirees: low maintenance garden, good size, close to railway station, RSL, bowls club and hospital. • Suitable for renovators: Potential to upgrade, add an extension, larger shed and/or garage. A little TLC will enhance the charm and character of this property.