

**138 Park Street, Park Avenue, Qld 4701**



**Unit For Sale**

Friday, 29 March 2024

138 Park Street, Park Avenue, Qld 4701

**Bedrooms: 10**

**Bathrooms: 4**

**Parkings: 4**

**Type: Unit**



Russell Breach

0749395599

## **Expressions of Interest Closing 01/05/2024 at 5pm**

Are you looking for opportunity and potential? This could be it. We are presenting an enticing opportunity to invest in two duplex properties located in Rockhampton, Central Queensland. These properties, circa 1960, offer two and three-bedroom units and are situated on 809m<sup>2</sup> allotments. Rockhampton, known as the Beef Capital of Australia and a significant regional center, the duplexes boast potential for value addition and increased yield, given the area's growth prospects and the current low rental vacancy rates nationwide. Highlighted features of the properties include near-new roofs, hardwood framing and floors, 20-meter frontages with slight grades, partial air conditioning, separate courtyards, and individual carports. Close proximity and walking distance to Kershaw Gardens, Rockhampton Shopping Fair Precinct, Cinema's and Restaurants. Good potential exists for redevelopment, subject to local government approvals, in one of Queensland's fastest-growing corridors. Properties of this style and position do not come to the market often. Secure one or both duplexes as an investment for one's financial future.