

**16 Courtney Street, Mareeba, Qld 4880**

**Sold Duplex/Semi-detached**

Friday, 3 November 2023



16 Courtney Street, Mareeba, Qld 4880

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 708 m2**

**Type:**

**Duplex/Semi-detached**



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**\$525,000**

Mareeba Property Office welcomes this near new duplex to the market; a fantastic opportunity for the savvy investor. With a spacious kitchen and an abundance of natural light - both units have been designed and built with livability in mind. Upon inspection, you'll notice the simplicity and usability on offer at Unit 1 & Unit 2 - 16 Courtney Street. The open plan and flowing layout position the kitchen and living zones at the heart of the home and is central to the 2 well-sized bedrooms (both with built-in wardrobes). The large laundry/bathroom/toilet space is tiled for easy maintenance and cleaning and positioned at the rear of each unit. Security screens are fitted to all windows and doors, and the bedrooms and living spaces are fully air-conditioned. Here is an ideal opportunity for the investor wishing to expand their portfolio, or for those searching for a cosy, modern and contemporary space to live in, with the added benefit of generating an income from the other half of the duplex. The Facts: • Completed in 2022 • Both units are currently rented at \$350/week. • Fixed term tenancies in place • Rates Approx: \$5,800 per year • Close proximity to town, schools and parks. • Depreciation schedule available upon request • Floorplan available upon request This property provides the perfect opportunity for a new owner to live in one side and rent out the other or for the astute investor seeking a near new complex with a low maintenance design and sound investment returns. Mareeba Property Office wishes you every success with your property search. If you would like further information or to arrange an inspection of this duplex, please call or email us today.