

18 Middle Avenue, South Johnstone, Qld 4859



House For Sale

Saturday, 13 January 2024

18 Middle Avenue, South Johnstone, Qld 4859

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Chris Barra

\$250,000

THE DEAL If you have been looking for a solid Investment then this property is not just a home, it could be the strategic move in the real estate market that you have been waiting for. This is your chance to capitalise on a valuable asset with a substantial investment return. **THE PROPERTY**- 4 Bed + Office- 1 Bath- 2 Car- Split System A/C Throughout the house (Not in the Office)- Large Rear Patio- Side undercover storage area- Expansive 1012m² Lot- Approx 370m² under roof- Council Rates: \$2700 Approx / year - Currently rented for \$430 per week - Built in 1985 **THE INVESTMENT** Currently rented for \$430 per week, this property promises a robust gross 8.93% ROI that will significantly enhance your investment portfolio. This is a well equipped property suitable for larger families or tenants looking for additional floor size when pricing and availability is at a premium. **THE LOCATION** Located within the sleepy township of South Johnstone you will find this High and Dry monster of a property spanning approximately 370m² under roof! This quiet community has an owner occupier rate of approximately 77% which has helped the suburb maintain good growth over recent years. **ACCESS TO AMENITIES**- 10.4km to Innisfail CBD- 450m to South Johnstone State School- 11.9km to Innisfail State College** One Hive Property Group, as a licensed real estate agency specializing in investment properties, emphasizes that any advice provided is of a general nature and should not be construed as specific guidance. We are not licensed builders, inspectors, or valuers, and while we strive for information accuracy, we disclaim all liability for errors, inaccuracies, or misstatements. We advise prospective purchasers to independently verify information through due diligence and seek advice tailored to their individual circumstances before making any legal or financial commitments.**