

**2/48 High Street, North Mackay, Qld 4740**



**Sold House**

Saturday, 17 February 2024

2/48 High Street, North Mackay, Qld 4740

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 825 m2**

**Type: House**



Joe Morabito  
0419157069

**\$450,000**

One title past payment for 2x bins & services \$ 5,635.76 yearly (Discount Rate) - Insurance please discuss with your own provider. Refer to the '3-D Virtual Open House' included in the advert as a description of the property • Land Size 825sqm2 - with large 'Side Access' potential for subdivision at rear or 3rd rentable location • Duplex is 'Besser Brick' referring to Virtual 3-D easy care construction (less value to repair & update) • 2x Carport is under roof, Has the potential to convert the 2 bed into a 3 bed (higher returns capable) • The rental potential at the moment for these types of properties is more \$360 - \$380 per week each • My heading states Location Perfect - (Bus stop at front - 7 schools & high-school close + Shopping) • Business Owners of 457 worker accommodation (lease end U1/ 16th September - U2 8th December) • Self-managed superannuation fund buyer - leave as is as an investment and ride out the rental boom • 1st-time investor - live-in unit has use of the rear yard for a storage shed or space or future resale • Estimate example  $\$380 \times 2 \text{ p/w} \times 52 \text{ weeks} = \text{Not Neg Price } \$475,000 = 8.3\% \text{ Gross Return}$  This property is so close to shopping - schools - it's elevated so not a flood risk but is within walking distance to 'Mackays Gooseponds & walking trails'. It is worth noting that due to the Bus Stop being at the front of the Duplex site it is suited to non-driving tenants either younger or older plus has benefits to 457 workers as advised prior. Contact Joe Morabito Lj hooker for further information  
Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars. The provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.