

2/49 Ninth Avenue, Railway Estate, Qld 4810



Sold Apartment

Sunday, 24 September 2023

2/49 Ninth Avenue, Railway Estate, Qld 4810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Fit Malau-Aduli

\$199,500

~ 8.89% Annual ROI Yield (Pre Expenses)~ Currently tenanted at \$360/week until August, 2024~ Whole complex is currently undergoing a full re-paint~ Property didn't flood in 2019~ Council rates are approximately \$3509/year~ Body Corporate fees approximately \$3044/year Looking to make a smart real estate investment? Look no further! This delightful 2-bedroom, 1-bathroom home in the sought-after suburb of Railway Estate in Townsville is a golden opportunity you don't want to miss. Nestled in a prime location, this low-set block house offers both comfort and convenience. Step inside to discover a cozy living space that exudes warmth and character. The open layout seamlessly connects the living and dining areas, creating an inviting atmosphere for relaxation and entertainment. The location of this property really is the highlight. Just 4 minutes to Queensland Country Bank Stadium, 3 minutes to Townsville Recreational Boating Park, 5 minutes to Flinders Street nightlife, 7 minutes to Fairfield Shopping Centre and mere walking distance to Railway Estate State School, you couldn't wish for a better position to call home. If the location doesn't win you over, you'd be thrilled to know both bedrooms of the property are generously sized, providing a peaceful retreat for restful nights. The neutral color palette throughout the house offers a blank canvas for you to infuse your personal style and create the perfect ambiance. Outside, the property features a sturdy colorbond roof, ensuring durability and low maintenance for years to come. The spacious backyard presents endless possibilities, whether you want to create a lush garden oasis, set up a play area for kids, or design a relaxing outdoor entertaining space. As an investment property, this home offers excellent rental potential in a highly desirable area. Railway Estate is renowned for its convenience and proximity to key amenities. It's just a stone's throw away from schools, parks, shopping centers, and public transportation, making it an attractive location for tenants. Don't miss out on this fantastic opportunity to secure a solid investment property in the thriving suburb of Railway Estate. Act now and seize the chance to enter the real estate market or expand your investment portfolio. Contact us today to arrange a viewing and unlock the potential of this charming 2-bedroom gem! Disclaimer: The floorplan provided is intended for illustrative purposes only and should not be used as an accurate representation of the property's dimensions or scale. While efforts have been made to ensure its accuracy, discrepancies may exist between the floorplan and the actual layout of the property.