

2 Breen Street, East Innisfail, Qld 4860



House For Sale

Thursday, 7 December 2023

2 Breen Street, East Innisfail, Qld 4860

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 506 m2

Type: House



Chris Barra

\$257,000

THE DEAL Experience the timeless beauty and heritage of Queensland living with this traditional Queenslander home. Enjoy a refreshing indoor-outdoor feel from the large windows that surround the property, while being captivated by classic woodwork, original hardwood flooring & soaring ceilings. Embrace the elevated location for added privacy and protection, and seize the opportunity to invest in a property with a rich history and enduring appeal in a close-knit community.

THE PROPERTY- 2 Bed- 1 Bath- 1 Car- A/C to Main Bedroom- 506m² Corner Lot (Dual Access)

THE UPGRADES- Recently repainted Inside & Out- Gorgeous high ceilings- Original VJ walls adding character- Enhanced comfort with new R4 Ceiling Insulation- New Dux 125L Hot Water System for convenience- New External Paving & Drainage Upgrades- Preventive Pest Treatment Done (No Activity)

THE INVESTMENT This property represents a lucrative addition to any investor's portfolio, ensuring sustained value over time. Ideal for those seeking a rental property, especially for individuals who prefer the convenience of a house over a unit as you can avoid body corporate fees. Occupiers could enjoy reduced outgoing costs & comfortable living. Anticipate impressive returns on this gem, ranging from \$380 to \$400 per week, translating to a robust gross ROI of 7.71% - 8.12%. This opportunity not only offers financial gains but also a hassle-free investment for those looking to diversify and optimize their portfolio.

THE LOCATION The suburb of East Innisfail remains an ideal location for locals and newcomers due to its proximity to town and multiple access points. Currently, 58% of East Innisfail is owner-occupied, making this the perfect spot for long-term property occupation or investment.

ACCESS TO AMENITIES - 1.8km to Innisfail CBD- 500m to East Innisfail State School- 2.9km to Innisfail State College

Don't miss out on this captivating Queenslander home in Innisfail! Embrace the timeless beauty, high ceilings, and outdoor living it offers. Invest in your future and seize this golden opportunity. The possibility of further development is facilitated by the two street access. Contact us today to schedule a viewing!