

32 Mill Street, Mossman, Qld 4873

Sold Block Of Units

Friday, 8 September 2023

32 Mill Street, Mossman, Qld 4873

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 1442 m2

Type: Block Of Units

\$450,000

If you fancy a nice little earner with potential to expand then this property with 3 apartments is an absolute rocket! Live in one and rent out the others, or just rent out the three. With a current income of \$875 per week (\$42,000 p.a) this property spells out Potential with a capital "P". The block is huge with a Centre zoning on 1,442 m². The residences sit to the rear of the block and at the front there is room for ample parking for visitors or even another dwelling (STCA). Unit 1 has been upgraded but, 2 and 3 do require some work but rent out quite well as is. With some clever renovating you could be adding to your income and increase the capital growth. There are also seven external covered parking spaces, these could be upgraded into separate garages, workshops, storage areas or as commercial storage units (worth approx. \$30+ each per week, that's an added potential of \$210 per week = \$10920 p.a. approx.), or build another residence, all (STCA), this property is a license to print money! This property consists of: Unit 1 - 3 bed, 1 bath with separate toilet with an rental return of \$360 p/w Unit 2 - 1 bed, 1 bath with separate toilet with an rental return of \$240 p/w Unit 3- 1 bed, 1 bath with separate toilet with a rental return of \$275 p/w **** That's a weekly rental income of \$875p/w***** Unit 1 is top floor with access down the side and use of back yard and small garden shed & undercover parking at front * Unit 2 is ground floor with undercover parking at your door* Unit 3 is ground floor with fenced front yard and undercover parking opposite to the unit** At the entrance to the property there is several parking bays for family & friends or remove and redevelop (STCA) You will be located in a prime position within walking distance to everything. Mossman is moving ahead with the Botanical Gardens progressing nicely, two primary schools, Mossman High School, Dance Studio, Bowls Club, Mossman Gorge and the list goes on. For wining and dining you are in close proximity to Hughies Wine Bar and Tapas and the Mossman Hotel. And don't think you are stuck out in a rural outback town - Cairns International Airport is only 1hour and 15 minutes away! If you would like to release the potential in this property contact Nicole now on 0416 033 948 or email nicole@propertyshopmossman.com