

**36 Peel Street, Mackay, Qld 4740**



**Flat For Sale**

Friday, 14 June 2024

36 Peel Street, Mackay, Qld 4740

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1021 m2**

**Type: Flat**



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## Offers From \$649,000

Here is an opportunity too good to pass up. Situated in the heart of Mackay CBD which means walking distance to everything, imagine the saving on fuel. This is the perfect opportunity for the astute investor to purchase this duplex on a whopping 1021m<sup>2</sup> block of land - zoned high density / multi-unit dwelling (flats), start making money immediately whilst waiting for approvals to build a multi-unit complex. Unit 3A is a 3-bedroom unit and unit 3B having 2 bedrooms. Both offer good-sized air-conditioned living areas and covered entertaining areas at the rear. Long term tenants will ensure immediate income or live in one and rent one out or with potential to build more units. Properties of this size and income stream in our city heart are rare and highly sought after. Unit 3A is currently rented at \$420 per week with an expected increase to \$480-\$500 per week. Unit 3B is currently rented at \$390 per week with an expected increase to \$450 per week. So, if you're wanting to start a property portfolio or wanting to expand on your portfolio, 3A and 3B Peel Street is a must to inspect. **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.