

**4/65 River Street, Mackay, Qld 4740**



**Unit For Sale**

Thursday, 16 May 2024

4/65 River Street, Mackay, Qld 4740

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 137 m2**

**Type: Unit**



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## Offers from \$359,000

Constructed around 1990s (Besser built & rendered, 3-Story complex of only 6 units in total), Positioned within a short walk distance to either 'CBD or Canelands' you're purchasing Inner City Location + POOL and across from 'Bluewater Lagoon' & 'Mackays' walking trail - The 'Inner City Lifestyle & Benefits' that come with it as well. The unit on the upper level and is sized at 137m<sup>2</sup> - This complex was built before a majority of the High Rise in the same location but still commands unobstructed views of the surrounding area and fresh River Breezes. Investors, What do you get for this unit in the current rental (Another unit in the complex is returning \$650 weekly - 129m<sup>2</sup>) This is a '+9% Return' - Disclosure Statement + Rates available to (Inquiry must Supply name - number - email inquiries only) This location is unable to be replicated easily for a couple or group even the \$650 per week return could still rise even further for the perfect location position. Owner Occupiers - We have a moderate 'Body Corporate' (no elevators or elaborate garden schedule) - This means in regards to other units in the surrounding area which are around the same and higher in asking prices, This per 4x quarter costs will be massively less and easier on your hip pocket. Compare your options For Sale in the CBD houses and Units - Designated as 'BUP registered' (meaning not strata) BUP is a Building Unit and is a specific upgrade from the Strata Unit (4-65 River Street) The current tenant will vacate the premises on the '12th -18th of June' after which if the Unit is still for sale we will conduct Open Houses & Inspections Prior we will be holding designated days for inspection approved via Tenant on Request of Form 9 only to serious viewers with preapproval or cash (letter from broker or bank will need to be supplied) Where can you purchase a 3 bedroom Unit - That has been renovated in the last year with Vynal Planking in Lounge Living to x3 bedrooms (Tiled to wet areas in Mackay) & Freshly Painted Have those other units' balconies a size that suits entertaining? - 'Secure Parking Garage' (stairwell to Foyer design) We are asking for a figure "Offers From \$359,000" meaning above this figure - We are open to Marketeering Agencies - Investors & Owner Occupiers With the Mackay market now so hot it is the best price in and offered on 'Official Paperwork' - The owner will not entertain verbal offers and offers from non-preapproved (preapproval required prior to contract signing). Basically, get your finances in order or it will go to the Marketeer Agents Contact Joe Morabito of Lj Hooker Mackay Group