

# 42 Gregory Street, North Ward, Qld 4810

## Block Of Units For Sale

Sunday, 26 May 2024



42 Gregory Street, North Ward, Qld 4810

**Bedrooms: 5**

**Bathrooms: 4**

**Area: 749 m2**

**Type: Block Of Units**



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## Offers over \$1,100,000

Property Details: Unit 1: 1 bedroom, 1 bathroom (downstairs) Unit 2: 1 bedroom, 1 bathroom (downstairs) Unit 3: 3 bedrooms, 2 bathrooms (upstairs) Property Overview: Rarely does such a prime property become available in Townsville's coveted 'Golden Suburb'. Situated on a generous 749 sqm block, this unit complex presents an exceptional investment opportunity. Rental Potential: Currently, the three completely renovated units yield a combined rental income of \$1,340 per week as long-term rentals. Moreover, there's considerable potential to increase earnings through holiday lets. Location Highlights: Conveniently located just two blocks from the iconic The Strand and a mere 50 meters from Queens Gardens, this property enjoys proximity to essential amenities such as Coles supermarket and a bustling shopping center. North Ward offers a sought-after beachside lifestyle while being within easy reach of the city, airport, and the Sealink ferry to Magnetic Island. Development Opportunities: While currently comprising three units, there's ample space for future development, including additional parking facilities and potentially more units within the existing block. Additionally, the property holds the potential for a future premium unit block development, making it an enticing prospect for investors looking to capitalize on this prime location. Investment Potential: Situated in an area poised for significant capital growth, this property presents a lucrative investment opportunity that's not to be missed. Being one block from the corner of Warburton Street, possibilities for future commercial/residential development is prime. Rates & Insurances: Approximately \$15,000 per annum. No body corporates as the property is all on one title. Don't miss out on this golden opportunity to secure a prime investment in Townsville's most sought-after location. Contact us today to arrange a viewing and seize the potential of this remarkable property. Dean Hobson: 0467 778 483 Josie Howard: 0475 703 643