

**5 Adams Street, Mareeba, Qld 4880**

**Sold Block Of Units**

Tuesday, 16 January 2024

5 Adams Street, Mareeba, Qld 4880

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1064 m2**

**Type: Block Of Units**



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**\$415,000**

Currently over 9% gross annual return! Introducing 5 Adams Street Mareeba, a masonry block duplex that would make a great addition to any investment portfolio. An investor's dream, the duplex features two units on one title, so there are no Body Corporate fees and you have the benefit of collecting two lots of rent out of the one investment! Currently both units are tenanted on six month leases and the combined return is \$700 per week. Recently given a fresh makeover, the units are quite tidy inside and they both have new front decks, giving them each two outdoor living spaces. The duplex is built of masonry block construction with internal walls of masonry block as well, making it a very solid investment. Both kitchens recently refreshed with a new oven in Unit 2 and new cabinetry in both units. 3 new split system air-conditioners installed across the complex. modern bathrooms which were renovated in the last several years. Both units are quite similar internally and feature an open plan living/dining/kitchen area, two spacious bedrooms and a separate bathroom and toilet, with an external laundry area on the rear patios. Unit 1 features split-system air-conditioning in the main living area and the master bedroom, and Unit 2 features split-system air-conditioning in the main living area and both bedrooms. Both units have tiled floors internally throughout and both have security screens as well. There is a large open space to the right of the complex which could be utilised for further development, and the vacant block next door is also for sale by the vendors which opens up even more development possibilities! A separate detached garage provides for a lockable garage for each unit, perfect for secure vehicle storage, or great for storage of any kind. Unit 1 features a driveway up to the back, and Unit 2 has had a new driveway concreted up to a large fenced yard area. - Currently returning over 9% gross! - Duplex investment, 2 units on one title! - Masonry block external and internal walls - 2 large bedrooms and open plan living areas each side - New front decks on both sides, rear patios as well - Tiled floors, security screens, air-conditioning - Two bay garage, one per unit - 1064m<sup>2</sup> allotment in a cul-de-sac - Both units rented on six month leases - Currently returns \$700 per week So if you are a keen investor, this is a must see property! Put this one into your portfolio and reap the rewards for many years to come! For more information, call EXCLUSIVE agent Remo Esposito on 0401 969 473 or email [remo@crmareeba.com](mailto:remo@crmareeba.com)