

**5 Rankin Street, Mareeba, Qld 4880**

**Sold Block Of Units**

Monday, 27 November 2023

5 Rankin Street, Mareeba, Qld 4880

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1543 m2**

**Type: Block Of Units**



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**\$275,000**

If you have been looking for a multi-unit investment with huge potential, or a project where you can add some serious value, then this could be the property for you... welcome to number 5 Rankin Street, Mareeba. This Duplex is situated just a few short steps from the Mareeba Racecourse, not far from the centre of town and close to Mareeba State High School and the sporting precincts. With Unit 2 seeing some current renovations, and Unit 1 a blank canvas, an incoming investor could easily rent out Unit 2 and see partial return on their investment while undertaking renovations on Unit 1, adding value to realise a future capital growth, or simply end up with a dual rent return once renovations are complete. Each unit is self contained and features two bedrooms and one bathroom with separate toilets. They each have an internal laundry and their own carport space. Unit 1 has a large combined kitchen/dining/lounge area which features split-system air-conditioning, there is a separate entry room which could be utilised as a study or similar. Although it is in need of a makeover, the bones are there. Anyone who is a bit handy could easily give it a new lease on life! Unit 2 has a modern kitchen with island bench and breakfast bar, an adjacent dining room and a separate lounge room or living area. The carport is oversized and could double as an outdoor entertaining area, with a paved BBQ area to the rear. An owner occupier could even reside here while undertaking renovations on unit 1! Features Include: - Multi-unit dwelling close to town- 2 Fully self contained units on one title- Each with 2 bedrooms, 1 bathroom & separate toilets- Large living areas, individual carports, internal laundries- Unit 2 renovated, Unit 1 screams potential!- Live in one and renovate the other, or...- Rent out one while you renovate the other!- 1,543m<sup>2</sup> allotment- Some materials to continue the renovations are also included Savvy investors and tradespeople alike will be excited to see a prospect like this come to the market, so don't miss your chance to inspect. For more information, call EXCLUSIVE agent Vince Costas on 0419 926 691 or drop into the Central Realty Mareeba office today.