52 Gregory Street, Bowen, Qld 4805
House For Sale

Wednesday, 10 April 2024

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Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Area: 1012 m2**   **Type: House**

Kyli McCrae
0438724700

$375,000

Cute as a button; this unique character filled two bedroom home is now being offered for sale. An enviable location sitting high on the hill and within just a 100 meters of the hospital this would be perfect for medical staff or people working within the hospital precinct. This home is also perfect for the small family with the local primary school and child care facilities all very close by. If you are investor, great news. You will enjoy an instant income stream with a quality tenant already in place and paying $385 per week with a lease expiring 29 May, 2024. This tenant would be happy to stay on and renew their lease. For owner occupiers the relevant notice periods will apply before you will be able to move into the home. Sitting at elevation the home enjoys a very pretty outlook and captures wonderful breeze. Air conditioning is fitted in the master bedroom for extra comfort while sleeping and then the sea breezes will keep your living and kitchen areas cool. Both bedrooms are very spacious and offer built in wardrobes. The kitchen is in very good condition and offers ample storage and preparation area. There is loads of additional storage areas under the property along with and a large laundry. Side access to the back yard is a huge bonus for your vehicle or trailer. 1012m2 parcel of land that is fenced makes living here very easy and the mango trees provide ample shade and your very own crop to enjoy as we come into summer. As an additional bonus, this address is zoned 'Low - Medium Density' meaning in the future you may be able to develop this site further STCA.This home is in excellent condition and will be a surprise package upon your viewing. This home will not last in the current market so don't delay your enquiries. **Access is limited for viewing due to the property being tenanted, please call to find out available viewing times**