

# 63 Albury Street, Pimlico, Qld 4812



## Sold House

Saturday, 10 February 2024

63 Albury Street, Pimlico, Qld 4812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 809 m2**

**Type: House**



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**\$408,800**

For the investor looking to purchase a reliable property in a great location to generate consistent returns; this is one to keep an eye on. Situated atop a generous 809m<sup>2</sup> block with proximity to the hospital, and featuring a large double bay shed - this property is a prime candidate for purchase. Welcome to 63 Albury Street, Pimlico. The Property:- 3 Generous bedrooms- Bathroom featuring a shower/spa combo- 3 generous living/dining/family areas- Well appointed kitchen with quality appliances and servery- Polished timber floorboards throughout- Large 3x6 shed- Generous 809m<sup>2</sup> block- Sizeable undercover carport that can fit two cars in tandem- Large outdoor deck

The Location: This property is situated in Pimlico and is located just minutes from education, dining, entertainment and the hospital.- 2 Minutes to Pimlico State High School- 2 Minutes to the Mater Hospital- 6 Minutes to Castletown Shopping World- 7 Minutes to Stocklands Shopping Centre- 11 Minutes to James Cook University & University Hospital

The Opportunity: This property is currently in a long-term lease through to mid-September 2024 at \$300 per week. The savvy investor can look forward to an estimated rental return of \$440 to \$460 per week upon lease renewal, based on similar properties. Properties like these don't come around often - get in quick before it's gone! Call Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.