

69471 Bruce Highway, Fishery Falls, Qld 4871

House For Sale

Friday, 7 June 2024

69471 Bruce Highway, Fishery Falls, Qld 4871

Bedrooms: 7

Bathrooms: 4

Parkings: 3

Area: 991 m2

Type: House



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NOW \$630,000

Sellers Committed Elsewhere - NOW ONLY \$630,000 - Invest in Your Future! That's only \$315,000 per house! Live in the back and rent the front - * \$26,000 pa gross pa per house possible and the front house rented at \$500 pw, you do the figures! * Figures are indicative of current rental income trends and it is advised that buyers consult their Financial Advisor or Accountant to confirm personal circumstances * Featuring 2 well positioned, high set homes on a generous 991m2 block with side access, plenty of off street parking and room to build a shed for the fishing boat. Whether you are looking to semi-retire, are a FIFO worker or looking to escape the rat race and have the \$500 pw income from the front house reduce your mortgage, you won't find much better than this. Situated well back from the Bruce Highway, next to the Fishery Falls Hotel and close to the fast growing community of Gordonvale, this area is sure to attract tenants and buyers to this future capital growth area. House 2 is now being rented out at \$500 per week, representing an excellent return and potentially will go a long way to paying the mortgage. House 1 could be rented at \$550 per week with strong market interest. House 1 is positioned at the back of the block and offers: LOWER FLOOR- Undercover 2 car tandem parking.- Internal laundry.- Large entertaining area/man cave.- Large bedroom with split system air-conditioning and fan. - great for visitors or Air BnB- Generous bathroom.- Stairs to the front and rear to the upper floor. UPPER LEVEL- Polished timber flooring, split system air-conditioning and fans throughout. - Undercover timber veranda to the rear of the home- Open plan kitchen and living/dinning area.- Main bathroom with toilet, shower and vanity.- Kitchen has granite bench tops, a pantry, Bosch dishwasher, gas oven/burner with range hood, cupboard storage and double fridge space.- There are 2 bedrooms that are a good size, have built in wardrobes and sliding windows- Bedroom 3 is currently set up as an office/sewing room but has a built in wardrobe and split system air-conditioning. House 2 is positioned at the front of the property and offers, renting for \$500 per week. LOWER FLOOR- Full length, undercover, fenced front patio.- Undercover graveled area with outside laundry for the upstairs apartment.- Undercover 1 car parking.- Massive open plan Living/dinning and kitchen area.- Kitchen with island bench, electric oven/stove and cupboard storage.- Spacious bedroom with adjoining tiled bathroom/laundry.- Stairs leading up from the rear to the upper level. UPPER FLOOR- Large full length, undercover tiled front balcony overlooking the mountains- Polished timber flooring, air conditioning and ceiling fans throughout.- Spacious living/dinning area.- Functional kitchen with electric oven/stove and built in shelving.- 2 generous bedrooms with sliding doors out to the balcony, 1 with a built in wardrobe.- Bathroom with separate toilet. Situated in the sought after enclave of Fishery Falls, close to fresh water swimming, Deeral public boat ramp and surrounded by mountains, you are only a 10 min drive to Gordonvale and 30 minutes approximately to Cairns. You won't want to miss out on this one! Enquire now or contact me on 0488 071 007 or robyn@cpo.com.au