

9 Edward Street, Tully, Qld 4854



Sold House

Saturday, 12 August 2023

9 Edward Street, Tully, Qld 4854

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1080 m2

Type: House

\$345,000

@realty are excited to present this regional Bluechip opportunity. This property makes exceptional dollar sense. What is very special and unique and not apparent to the uninitiated is the brute strength construction from concrete, bricks, stone and thick hardwood timber, both inside and out throughout. This house is built like a fortress with all building compliance and safety over and above. It remains untouched and unscathed through the severest of weather. Throw what you like at the house, it will laugh in your face. Security screens throughout the whole house. Constructed in approximately 1959 Aluminium Roof - large heavy duty roof beams/trusses Internal and external walls constructed of very large red clay block with cement rendering. Top floor is very thick solid concrete. Front veranda is solid concrete. Floors are quality tongue and groove thin (50 ml) timber boards suitable for polishing; 3 upstairs bedrooms are Silver Ash (light coloured timber), and kitchen and lounge are assorted red timbers (possibly sourced locally). They have always been protected with carpet and lino. Fully airconditioned upstairs and downstairs 2 fully functional kitchens 2 laundries 3 car storage Storage room under the back steps The potential Return on Investment (ROI) for this rental property of is approximately 9.33% based on the given rental income and outgoings. And does not consider other expenses like maintenance, taxes, and property management fees. Weekly rental return \$550 per week achievable for both dwellings. This two storey home has been tastefully converted into two separate living dwellings. Sitting on an approx. 1,080m² block within walking distance to every modern convenience of the town centre, this property is in a great location. If you are into exercise, we have that covered too with a 300m steep climb sealed road just 100 m away. An ideal lifestyle change waits for the entire family and pets. The downstairs unit has two bedrooms, modern open plan with a generously sized kitchen, dining and living area. Perfectly designed for wheelchair access and usage if required. The 'L' shaped kitchen is modern, with plenty of drawer space. Downstairs windows the majority of windows have been replaced with aluminium casement windows. The bathroom is also very spacious with a large walk in shower, toilet and built in storage. The back door opens onto a spacious undercover patio area, with an adjoining laundry as well as a carport to one side with space for two vehicles. Upstairs three bedroom dwelling with a kitchen, dining and living area. Upstairs windows - painted Silky Oak casement The bathroom is conveniently located to all the bedrooms with a shower and separate toilet. There is an undercover patio at the front of the unit with a unique stone feature wall, as well as an undercover laundry at the back of with an elevated clothes line. A detached garage provides single vehicle parking dedicated driveway. Over ¼ acre flat block with a small fresh water mountain creek, the sound of trickling water so therapeutic and adding ambience to this wonderful package, all set and ready. Currently tenanted, can be sold with vacant possession or tenants happy to remain. Rental vacancy rates remain extremely low at 2%. Established tropical fruit trees including Fruit Trees - Lemon, Abiu, Avocado, Persimmon, Monstera Deliciosa, Dragon Fruit Rates \$1860 per 1/2 year approximately. Close vicinity to Tully township e.g., 10 min walk Very close vicinity to the Tully Hospital e.g., 150 metres - 2 min walk Call exclusive agent today for further information. Discover a truly remarkable home with a secret strength - built like a fortress from concrete, bricks, stone, and thick hardwood timber. This unparalleled construction ensures incredible and compliance, previously weathering any storm or cyclone with ease. The potential Return on Investment (ROI) for this property is an impressive 9.33%, making it a promising investment opportunity. Dual living at its very best- this two-storey gem has been tastefully converted into two separate living spaces, offering versatility and convenience. Set on an approx. 1,080m² block within walking distance to town amenities, it boasts an ideal location. For fitness enthusiasts, a challenging 300m steep climb road is just 100m away, perfect for active lifestyles. Whether it's for the whole family or pets, this property promises a delightful change of lifestyle. The downstairs unit features two bedrooms, an open-plan design, and wheelchair friendly accessibility. The modern kitchen boasts ample storage, while the spacious bathroom offers a large walk-in shower and built-in storage. Step outside to a roomy undercover patio and a carport for two vehicles. Upstairs, a three-bedroom dwelling with functionable kitchen, dining, and living area awaits. A stone feature wall adds charm to the front patio, and internal laundry. A detached garage provides single vehicle parking with a dedicated driveway. Situated on over ¼ acre of flat land with a serene fresh-water creek, this home offers a therapeutic ambience. Currently tenanted, it can be sold with vacant possession or with content tenants. Rental vacancy rates are remarkably low at 2%. Savor the delight of established tropical fruit trees, including luscious avocado and succulent abiu. This property is an opportunity you don't want to miss. Call the exclusive agent today for further information and secure your piece of paradise.