

2 Wandella Crescent, Cranbrook, QLD, 4814



Block Of Units For Sale

Friday, 16 August 2024

2 Wandella Crescent, Cranbrook, QLD, 4814

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: Block Of Units

Townsville's Premiere Investment Location.

This spectacular 5 Bedroom Duplex is a must see.

If you're looking at a good long-term investment with and excellent yield then this may be worth a look. This type of property, considering its location and quality is always in demand by quality long term renters.

Being just a short walk to the HUGE Stockland Shopping Complex, incorporating Myer and many other stores, this area could be considered similar to Townsville City Centre, or the heart of Townsville's shopping precinct. K Mart shopping complex is also just across the road from Stocklands.

This Duplex is in very good condition and it's hard to pick any major faults, in the recent past, this property has had the full treatment of paint, floor tiles, kitchens, bathrooms etc. The list is too long to mention, internally they are IMMACULATE!

- . Total weekly rent return \$760
- . Over 6% Return
- . NO Body Corporate Fees
- . Just one insurance fee per year.
- . Both sides have good long-term leases
- . Both sides have their own back yard laundry etc.
- . Land Size, 597m²
- . Living areas, 176m²
- . Fully fenced in back yards
- . Rates approx.. \$6,700 per year (both sides)
- . Insurance approx \$1,200 per year (both sides)

Included Both sides:

- . 7 Splits system air-cons
- . Excellent kitchens
- . Beautiful Bathrooms
- . A1. floor tiles
- . Good Paint
- . Fully fenced back yards