

**24 Stephens Street, Dimbulah, Qld 4872**

**Block Of Units For Sale**

Thursday, 11 July 2024



24 Stephens Street, Dimbulah, Qld 4872

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Area: 809 m2**

**Type: Block Of Units**



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Mareeba Property Office

## Offers Over \$895,000

Discover a fantastic investment opportunity with this block of units located at 24 Stephens Street in Dimbulah. Featuring 8 bedrooms and 4 bathrooms (4 x 2 bedrooms units), this property is perfect for investors looking to add to their rental portfolio and benefit from an immediate income stream. With its convenient location and ample parking space, this block of units offers a comfortable and convenient lifestyle for tenants. Each self-contained 2 bedroom unit features generous living areas, providing plenty of space for residents to enjoy. The well-appointed bathrooms are designed with functionality and style in mind, offering a dual laundry and ensuite bathroom layout. The property also features 2 carports with space for 4 vehicles, ensuring that tenants will always have a place to park undercover. Two storage sheds are located at the rear and are currently used for storage of household linen and tools. Residents in this complex can enjoy the space in the large back yard. Situated close to the heart of Dimbulah, residents will enjoy easy access to local amenities including the new medical clinic, shops, schools, and parks. The tranquil surroundings and friendly community make this location highly desirable for tenants seeking a peaceful and relaxed lifestyle. Opportunities like this do not come along every day, so now is your chance to obtain an entire unit complex and enjoy the benefits of 4 residential rental incomes or keep it as is - currently a share accommodation address (rented room by room). All units are fully furnished, including kitchen appliances, washing machines, utensils, and bed linen. Property Features Include:

- 809m<sup>2</sup> freehold allotment in the heart of Dimbulah
- Close to town and amenities
- 4 x 2 bedroom well-maintained units (split system air-conditioning & carpet in bedrooms)
- Generously sized bedrooms with built-in robes in 7 rooms
- Open plan, tiled living areas
- Spacious modern kitchen
- Large bathroom/laundry room combined
- Undercover carport space for each unit
- 2 units tenanted earning \$140 / person - 560 / week / unit
- 2 units currently listed for rent
- Net investment return 9.19% for the 2023-2024 financial year
- Chattels list included in the sale
- Wi-Fi to the property

Take advantage of the high rental demand in the Dimbulah area and start generating a steady income with this exceptional investment property. From all of us at Mareeba Property Office, we wish you every success with your property search. For more information or to arrange an inspection of this property, please call or email us today.