

1 & 2/200 Mackenzie Street, Rangeville, QLD, 4350



Duplex Semi-detached For Sale

Friday, 16 August 2024

1 & 2/200 Mackenzie Street, Rangeville, QLD, 4350

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: Duplex Semi-detached



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Outstanding Duplex Investment | Prime Location

200 Mackenzie Street is a prime opportunity for those looking to capitalise on taking advantage of Toowoomba's tight vacancy rate by purchasing a duplex with no Body Corporate Fees. This incredible residential investment represents a rare opportunity to acquire a tenanted property in a high-growth suburb, secure income stream, with the potential of creating equity.

Why This is a Outstanding Investment:

- * Fully Leased : With tenants in both units, you benefit from a secure and consistent income stream
- * Strategic Suburb: A vibrant suburb with high demand, ensuring strong tenant retention and future rental potential
- * Potential to enclose unit 2 garage to offer 3 bedrooms

About the Property:

This 1985 built duplex features two separate units, a three bedroom with converted garage to a rumpus room and a two bedroom unit.

Unit One:

Currently tenanted until July 2025 at \$420/week
3 bedrooms plus rumpus
Open plan kitchen with gas cooktop
New paint and carpet was installed approx 4 years ago
Kitchen improved in last 10+ years
Original bathroom
Carport

Unit Two:

Currently tenanted until October 2025 at \$350/week
2 bedrooms
Original kitchen and bathroom
Open plan kitchen gas cooktop
Single Lock up garage and carport

Prominently positioned within a short drive to St Vincent's Hospital, CBD and the Range Shopping Centre, this duplex will always be high rental demand due to its convenient location.