

2/361 Lennox Street, Maryborough, Qld 4650

exp Australia

House For Sale

Wednesday, 19 June 2024

2/361 Lennox Street, Maryborough, Qld 4650

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 913 m2

Type: House



Tami Pelham

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Offers Over \$800,000

Exciting Investment Opportunity | Dual Occupancy Potential Unlock the potential of two distinctive properties poised for exceptional returns in a sought-after Maryborough locale!

Dwelling 1 | Her Canvas Awaits Step into a classic Queenslander designed residence, brimming with the charm of yesteryear and ready for your personal touch. Absolute renovation potential, with an estimation of works suggested between \$100,000 to \$150,000, unveil and capture the full allure of this Grand Dame. Post-renovation rewards would see a reasonable expectation of a robust rental yield of \$440 to \$470 per week, delivering a solid 5.4% (approx) return on investment; not to mention the increased uplift in value. Suitable for the family owner occupier or savvy investor looking to live in one residence while maximizing rental income from the other.

Dwelling 2 | The Charming Cottage Move-in ready or rent out immediately, ensuring instant income and convenience. This stable investment, currently yielding 5.0% rental return, is picture perfect for reliable income in a growth-driven area! The dual occupancy potential is ideal for extended-family living or as an additional rental income stream to cover and carry mortgage costs. As an investment strategy you could live in absolute comfort in one property while earning passive income from the other, balancing lifestyle aspirations with financial goals whilst you explore opportunities to enhance potential rental returns through conversion or expansion, catering to modern living needs and investment growth. The location advantage on hand is undeniable as this offering is perfectly positioned near Hervey Bay and with easy freeway access to the Sunshine Coast for domestic airport requirements and still relatively close to Brisbane's International Airport. Whether you're embarking on your investment journey, expanding your portfolio or seeking a home with supplementary income, these properties offer unmatched versatility and promise. Seize the opportunity to secure your future in a thriving historical community today! Escape the chaos and rush of everyday city life and embrace modern day living in one of Queensland's Oldest historic cities: Maryborough. A charming city and once bustling immigration and wool port where, in the Wharf Street district, a thriving tourism hub, history connects with community and culture through creativity in the arts, craft and musical enterprises.

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