

# 2 Mungomery St, Childers, Qld 4660

## House For Sale

Sunday, 23 June 2024

2 Mungomery St, Childers, Qld 4660

**Bedrooms:** 4

**Bathrooms:** 2

**Area:** 1012 m2

**Type:** House



Daniel Randall  
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## OFFERS OVER \$540,000

Looking for that perfect investment opportunity? This is a rare offering in a unit complex with no body corporate, with full control in the hands of the owners. Located centrally in the Childers township with the local primary school across the road, and all the local amenities at your finger tips. The property is split into 2 units with approximately 320m2 of vacant land that could be potentially utilized to house 2 more 2 bedroom units - Council Approval Dependent. The Property Features: \* 1012 m2 block \* 2 Brick 2 bedroom Units - no body corporate \* Both mirror image units \* 2 Bedrooms both with built ins - air-conditioning in master \* Open plan living - with carpet and vinyl throughout\* Kitchen with electric stove and oven \* Bathroom with shower & toilet\* Built in laundry\* Single undercover carport The Complex Features: \* Colorbond fencing \* Electric security entry gate \* Concrete driveway leading to both units \* Low maintenance grounds \* 320m2 Of space that could potentially house 2 more units \* One unit currently rented until May 2025 for \$290 pw \* Second unit is rented Until September 2024 for \$330pw\* If additional units are built rental of complete could potentially be \$72k per year.To Book Your Inspection Please Contact Your Local Harcourts Ignite Excusive Agent Daniel Randall On 0427 728 734 All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries