

6 Jones Street, Mighell, Qld 4860



House For Sale

Sunday, 23 June 2024

6 Jones Street, Mighell, Qld 4860

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1101 m2

Type: House



Jean Laterre

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Attractive Investment Opportunity 1101 SQM Block,

LARGE 1101 SQM BLOCK, 3 BRM, SHED, LOCATION, WALK TO TOWN-BUYERS OVER \$195,000 Discover an exceptional investment opportunity with this charming 3-bedroom home, ideally situated on a spacious 1101 sqm block. Located in a quiet inner suburb just a short walk from the town center, this property offers unbeatable value for first home buyers, renovators, or investors seeking a solid return. Priced for buyers over \$195,000, this home is the most affordable in a prime location, making it a savvy investment.

Key Features

- **Spacious Block:** A generous 1101 sqm block provides ample space for various projects, additions, or even a second dwelling such as a granny flat.
- **Prime Location:** Just a short walk to the town center, this property offers convenience and potential for a small business due to its proximity to all modern amenities.
- **Solid Foundations:** Built in 1953 with solid hardwood foundations, this home has stood the test of time, with character features like high ceilings, stained glass encasement windows, tongue and groove internal walls, and impressive timber floors.
- **Flood Mitigation:** The house has experienced shallow flooding three times in 71 years. Raising the house by 100 mm or 200 mm would provide a permanent solution to periodic flood threats.

Home Layout

- **Living Spaces:** Spacious living areas with high ceilings create a comfortable and airy atmosphere.
- **Bedrooms:** Three well-sized bedrooms offer ample accommodation.
- **Additional Rooms:** Includes an entry office or rumpus room, a lounge, an open-plan dining/kitchen area, an internal laundry, a basic bathroom, and a separate toilet.

Outdoor Features

- **2-Bay Shed:** Provides ample storage and workspace for DIY projects or hobbies.
- **Lawn Locker:** Additional storage for garden tools and equipment.
- **Rear Access:** Offers flexibility for further development, such as adding a granny flat, gardens, or other projects.

Investment Potential

- **Rental Income:** Currently capable of generating a healthy return of \$350 per week, making it an attractive rental property.
- **Renovation Project:** Ideal for a builder or handy person looking to add value through renovations or improvements.
- **Endless Possibilities:** With ample space and a great location, the possibilities for this property are endless.

Convenient Amenities

- **Mains Water and Sewerage:** Reliable town water and sewerage services.
- **Good Communications Coverage:** Ensures connectivity and convenience.
- **Proximity to Cairns:** Just an hour from the bustling city of Cairns, the International Airport, and the popular Atherton Tablelands with its quaint townships, national parks, lakes, waterfalls, and swimming holes.
- **Beach Access:** Nearby beaches and boat ramps for fishing and water sports.

Virtually Furnished for Visualization

- **Virtual Furnishing:** The home has been virtually furnished to help you visualize its potential, providing a clear idea of space and design to make it easier for you to see how you can make this house your own.

Call the exclusive agency today to inspect. The sale comes with vacant possession, ready for you to transform this character-filled home into your dream property or next investment project. Don't miss this unique opportunity to secure an affordable home in a prime location.