

**9 Usher Road, Mount Julian, QLD, 4800**



**House For Sale**

Saturday, 31 August 2024

9 Usher Road, Mount Julian, QLD, 4800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Anita Edgar  
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## **The Perfect Investor Property - Duplex Dwelling - Don't Miss Out On This One!**

This duplex offers endless opportunities for any savvy investor/buyer.

Mount Julian location, just 9 minutes from Proserpine and 10 minutes from Cannonvale makes this duplex incomparable.

Each Duplex consists of 2 bedrooms, 1 bathroom, 1 lounge, 1 kitchen, carport, storage area and ample parking and an outdoor shower in a lovely private rural setting, yet close to all conveniences. Stunning mountain outlook, will make you feel like you're immersed in the country.

The property is flat and spacious, with parking possibilities for boats and caravans etc.

The double car port allows for storage out of the elements for your vehicles/toys etc

Both properties are rented with long term leases in place.

The perfect investor property with endless opportunities.

- Land size - 1426m<sup>2</sup>
- Multi purpose opportunity, zoned multi units
- Close to local shops, transport, schools etc
- Lovely mountain surrounds
- Ample flat land for improvement

For a private inspection contact Anita Edgar on 0418 732 968