

**4/16 Marathon St, Proserpine, QLD, 4800**



**Unit For Sale**

Friday, 27 September 2024

4/16 Marathon St, Proserpine, QLD, 4800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Sue Shaw

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## **Modern Townhouse - Prime Investment Opportunity!**

Presenting 4/16 Marathon Street, Proserpine.

This fantastic investment opportunity is conveniently located near all major amenities. Looking for an investment property that requires no major updates? This modern townhouse is currently tenanted until 25th of November 2024 at \$520 per week, providing immediate rental income.

Features:

- Open-plan living area, fully tiled with split system air conditioning
- Modern large kitchen with electric oven and cooktop
- Internal laundry
- Three generous-sized bedrooms with built-in wardrobes and split system air conditioning
- Private courtyard with a storage room
- Double bay carport with direct undercover access to Laundry
- Gas hot water
- Shared pool with pergola

For Investors:

- Currently rented at \$520 per week
- Leased until 25/11/2024
- Council rates: Approx. \$3440 per annum
- Body Corp Fees: Approx. \$7282 per annum