



SOLD

INDUSTRIAL SHED + HOUSE WULGURU

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1 Orpheus Street, Wulguru is a 1,012 square metre corner allotment zoned Industry. The relocated 3 bedroom home is in excellent condition. Some of the features are Colorbond roof, huge verandah, modern kitchen, built-in robes, hardwood floors, fans & air conditioned throughout. The home is habitable under which means it can be built-in and lived in under, giving you twice the house it is now. The home is rented for \$320 per week. The Tenant is happy to stay on long term if an investor buys the property.

The 5 Bay, 15m x 9m shed has 3 roller doors, 3 phase power, high clearance, whirly birds, toilet & shower, Fluro lights + exterior lights for added security. Heavy duty concrete surrounds the Shed giving lots of onsite parking and wide driveway. The shed is currently rented for \$290.

The whole property is security fenced and tastefully landscaped.

Investment wise a good return \$610 per week.

The property is in the close proximity to the Port Road and industrial properties in Townsville are getting scarce. The Price and return gives everyone the chance to be an investor. Start your portfolio here.

3 BED | 2 BATH | 5 CAR

PRICE:
\$435,000

OPEN FOR INSPECTION:
N/A

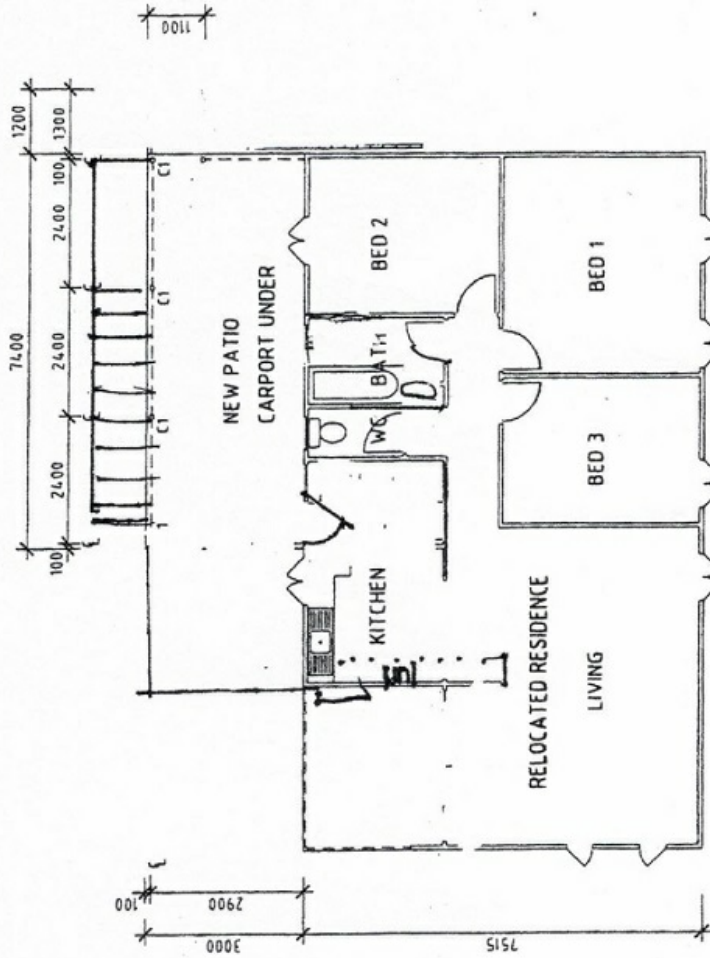


Ken Entriken

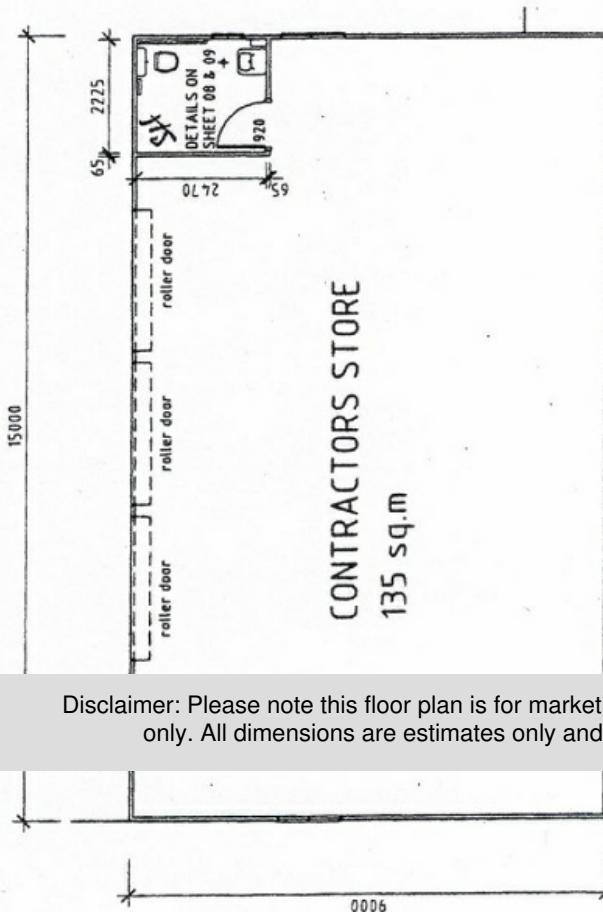
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FIRST FLOOR PLAN - CARETAKERS



STORAGE PLAN

CONFIRM DIMENSIONS ON SITE

BILL BARBER DESIGN & DRAFTING W.L.Barber Lic. No. 65800 expires Jun 2005 Lic. under QBSA Act 1991 Building Design Medium Rise 262 HUGH STREET, GULLIVER, TOWNSVILLE, 4812 Phone (07) 4728 8679 Fax (07) 4728 8974		DESIGNED W.L.B. DRAWN C.L.H. HT. DATUM 01.01.05	CHECKED APPROVED DATE 01.01.05 DISK FILE	1 ORPHEUS STREET, WULGURU CONTRACTORS STORE AND CARETAKERS RESIDENCE STREET WULGURU	SCALE:- 1:100 @ A3 1107/000/0000
GENERAL NOTES: 1. Dimensions are in millimetres unless otherwise noted. (I.D.N) 2. Figured dimensions take precedence over scale dimensions. 3. Verify all dimensions and levels prior to the start of work. 4. All work is to be in accordance with the 1991 Building Act Amendment Act, The Local Authority By-Laws, The current Australian Standards and The Manufacturer's Specification. 5. Confirm the location of underground services prior to start of work.		17.06.05 Date			

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

