



# FOR SALE

## ONLY \$210K- FLOOD FREE!

1012 SQM BLOCK CLOSE TO TOWN, BEACH & BOATRAMP, 3 BRM, 1 BATH, 1 CAR, QUEENSLANDER COTTAGE- BUY \$210,000-FIRM

RENT OUT \$370 PW-BE QUICK!

PLUS A NEW ROOF AND NEW BATHROOM BOTH INSTALLED BY REGISTERED BUILDERS JUST 3 YEARS AGO

Perfect Rental Investment or First Home Opportunity

This Queenslander cottage on a 1012 sqm block is an exceptional opportunity, whether you're an investor seeking a solid rental return or a first-time homebuyer looking for an affordable entry into the market.

Price: \$210,000

Rental Income: \$370 per week

ROI: Excellent potential for a strong return on investment.

Key Advantages:

1. Large Block:

o The 1012 sqm block offers ample space for shed or pool or outdoor activities. It's rare to find such a large parcel close to town, making this property even more valuable.

2. Prime Location:

o Close to Town: Just minutes from Innisfail CBD, this property provides easy access to shops, schools, and services.

o Beach & Boat Ramp Nearby: Enjoy the coastal lifestyle with quick access to beautiful beaches and boat ramps, perfect for fishing or weekend getaways.

o Convenient to Cairns and Atherton Tablelands: Only an hour's drive to Cairns and the scenic Atherton Tablelands, offering additional recreational opportunities and easy commuting.

3. Charming Queenslander Cottage:

o 3 Bedrooms, 1 Bath, 1 Car: A comfortable layout with timber floors throughout, offering a classic and cozy Queenslander style.

o Storage Shed & Carport: Added convenience with extra storage and covered parking.

o Covered Entertainment Area & Front Balcony: Ideal for outdoor living and entertaining, enjoying the tropical climate in a quiet neighborhood.

4. Affordability:

3 BED | 1 BATH | 1 CAR

PRICE:

ONLY \$210K-FLOOD FREE!

OPEN FOR INSPECTION:

N/A



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