



FOR SALE

SENSATIONAL OPPORTUNITY: BEACHSIDE LIVING IN TULLY HEADS-BUY \$699K/RENT\$800 PW

1012 SQM BLOCK- MODERN DUPLEX- 2 X 3 BRM UNITS, LOW MAINTENANCE, GREAT LOCATION, BLUECHIP INVESTMENT- BUY \$699,000/ RENTAL INCOME \$800 PW

Sensational Investment Opportunity: Modern Beachside Duplex in Tully Heads

This stunning beachside duplex offers exceptional potential, with a replacement cost exceeding \$800,000 and a prime asking price of just \$699,000. Whether you're an investor, retiree, or home-based entrepreneur, this property is packed with value, offering a steady rental income of \$800 per week and unlimited possibilities.

Current Rental Lease finishes in June 2025- long term tenants wishing to remain if that is an option.

Why This Property is a Smart Investment

1. High-Value Infrastructure:

- Land Value: \$120,000 for a sought-after beachside location.
- Modern Duplex Buildings: Two premium structures costing \$320,000 each (total \$640,000).
- Enhanced Amenities:
 - o Concreting and Visitor Car Park: \$28,000, adding functionality and appeal.
 - o Septic System: \$24,000, ensuring long-term utility savings.
 - o Professional Landscaping: \$5,000, enhancing curb appeal.

2. Diverse Revenue Streams:

This property offers three flexible options for maximizing returns:

- Dual Investment: Rent both units for a combined \$800 per week for a strong, stable income.
- Live & Earn: Reside in one unit while renting the other for \$400 per week, offsetting your mortgage.
- Extended Family or Business Use: Perfect for multi-generational families, a guest house, or running a home-based business.

6 BED | 2 BATH | 2 CAR

PRICE:

Sensational Beach Living-BUY
\$699K/RENT \$800 pw

OPEN FOR INSPECTION:

N/A



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