



# FOR SALE

## AFFORDABLE INVESTMENT OR LIFESTYLE OPPORTUNITY – LARGE BLOCK CLOSE TO CBD- \$350K

Affordable Investment or Lifestyle Opportunity – Large Block Close to CBD

Expressions of Interest \$350,000

Positioned on a generous 1,214m<sup>2</sup> allotment, this solid highset home offers an outstanding opportunity for investors, first home buyers and renovators alike. Conveniently located just minutes from the Innisfail CBD and only five minutes to the popular Croquette Point Boat Ramp, this property combines affordability, convenience and lifestyle.

Built in 1970, the home features three bedrooms, one bathroom and is connected to all essential town services, including mains power, mains water and mains sewerage. The large block provides plenty of room for future improvements, additional shedding, gardens or outdoor entertaining areas (subject to council approval).

Currently leased on a periodic tenancy at \$335 per week, the property provides immediate rental income while offering the opportunity to review the rental return in line with current market conditions when a new lease is negotiated.

### Property Features

- 1,214m<sup>2</sup> level allotment
- Solid highset home
- Three bedrooms
- One bathroom
- Spacious area beneath the home offering excellent storage and utility space
- Mains power
- Mains water
- Mains sewerage
- Plenty of room for future improvements (STCA)

### Investment Snapshot

- Expressions of Interest \$350,000

3 BED | 1 BATH | 1 CAR

### PRICE:

Affordable Lifestyle Opportunity – Large Block-EOI

### OPEN FOR INSPECTION:

N/A



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