



7/25 Don Street, Bowen

## Modern 3-Bed Villa with Courtyard & Strong \$500pw Investment Return in Bowen

This modern and well-presented villa offers the perfect combination of low-maintenance living plus a secure investment opportunity in a highly convenient Bowen location.

Featuring three generous bedrooms and two bathrooms, the home includes a fully appointed kitchen with stainless steel appliances, including a dishwasher. The property is fully air-conditioned throughout, with spacious separate living and dining areas designed for comfort and functionality.

Enjoy your own private, fully fenced courtyard and garden area—ideal for entertaining or relaxed coastal living.

Investment highlights:

Currently tenanted with a rental return of \$500.00 per week until January 2027

Rates \$ 4100 / Year. Body corp \$ 1416.85 / Year. ( owners manage there own Body corporate )

3 2 1

**FOR SALE**  
\$450,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Bowen  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Secure income already in place

- maintenance property ideal for investors or future owner-occupiers

Property features:

3 bedrooms, 2 bathrooms

Fully air-conditioned throughout

Modern kitchen with stainless steel appliances & dishwasher

Separate living and dining areas

Private fenced courtyard and garden

Unfurnished

Close to Bowen CBD, shopping, medical and government facilities

Why Bowen?

Bowen is a beautiful coastal town in North Queensland known for its relaxed lifestyle, stunning beaches, excellent fishing and boating, and strong community feel. With essential services close by and growing demand for quality rental properties, Bowen continues to be a smart choice for both investors and lifestyle buyers.

Contact us today to arrange an inspection and discover everything this property has to offer.

## MORE DETAILS

|               |                          |
|---------------|--------------------------|
| Property ID   | 3D3C1F23                 |
| Property Type | House                    |
| Land Area     | 120 m2                   |
| Including     | Ensuite                  |
|               | Air Conditioning         |
|               | Toilets (2)              |
|               | Courtyard                |
|               | Dishwasher               |
|               | Built-in-Robes           |
|               | Secure Parking           |
|               | Fully Fenced             |
|               | Remote Garage            |
|               | Part of a Body Corporate |

**Tony Doyle 0418 777 967**

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