

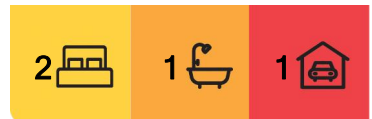
## Bowen, Unit 1/25 St Kilda Street

### GREAT INVESTMENT OPPORTUNITY!

This 2-bedroom, 1-bathroom unit is a great investment opportunity for the investor. Nestled off Horseshoe Bay Road this unit offers the perfect blend of comfort and convenience, making it an ideal choice for savvy investor.

#### Key Features:

- Two Spacious Bedrooms: Each bedroom is designed with your comfort in mind, featuring built-in robes that provide ample storage space while keeping your living areas clutter-free.
- Combined Bathroom: The bathroom has a shower recess.
- Comfort Year-Round: Enjoy the luxury of split system air conditioning, keeping you cool in the summer and cozy in the winter. Say goodbye to temperature woes!
- Courtyard: Step outside to your private courtyard, a perfect spot for simply enjoying a quiet morning coffee. This outdoor space is ideal for cultivating your own little garden oasis. The laundry is also located at the back of the unit.
- Convenient Carport: No more worrying about street parking! The property includes a carport, providing you with easy access and protection for your vehicle.



**For Sale**  
\$225,000

**View**  
By Appointment

**Contact**  
**Tony Doyle**  
0418 777 967  
tdoyle@ljhbowl.com.au



**LJ Hooker Bowen**  
**(07) 4786 2000**

**Disclaimer:** 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.

This unit is in close proximity to local amenities, parks, beaches, walking track, gold and markets.

Don't miss your chance to own this fantastic property in Bowen. Whether you're looking to settle down or invest, this unit is ready to welcome you with open arms. Contact us today to schedule a viewing and take the first step towards making this investment your own!

Please note. These property's have no operational body corporate. so there is NO sinking fund and NO administration fund, The current owners just share the insurance policy \$ 3963.28 divided by 3.

- Tenancy: Lease until 05/06/2025 @ \$360/week and then periodic lease from 06/06/2025 Rates \$ 4000 / year .

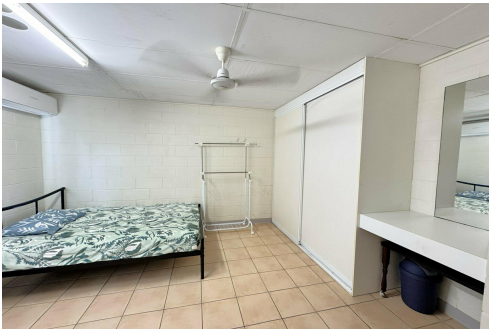
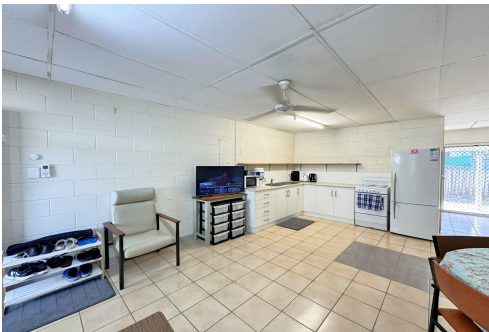
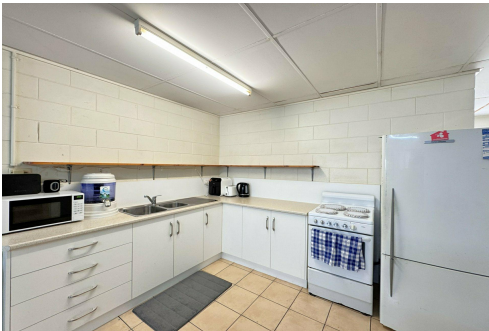
Contact: Tony Doyle on 0418 777 967

## More About this Property

|               |  |
|---------------|--|
| Property ID   | 3D2ZEF23   |
| Property Type | Unit   |
| Land Area     | 83 m2  |
| Including     | Air Conditioning<br>Toilets (1)<br>Courtyard<br>Built-in-Robes<br>Fully Fenced |

**Tony Doyle 0418 777 967**  
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