







Unit 12/10 Williams Street, Bowen

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A Great Price Point with a 6% Gross Rental Yield

Currently returning approximately $480 per week, this modern two-bedroom townhouse offers an approximate 6.02% gross rental yield at the asking price of $430,000, with potential for future rental growth.

For investors looking for an affordable entry point into the Bowen property market, this property offers an appealing combination of established rental income, a strong gross yield and future potential.

Leased to an excellent, well-presented tenant who has cared for the property, this townhouse offers an established rental from day one. The tenancy is currently on a periodic agreement at approximately $480 per week, generating around $24,960 in gross rental income annually and providing an immediate income stream for the next owner.

There is also potential for future rental growth in line with market conditions, providing an opportunity to increase the property's income over time.

The numbers at a glance:
Asking price: $430,000

FOR SALE
Please Call

AGENTS
Kayla Smith
0450 871 169
kayla.smith@ljhbowen.com.au

AGENCY
LJ Hooker Bowen
(07) 4786 2000

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

Current rent: Approx. $480 per week
Gross annual rental income: Approx. $24,960
Gross rental yield: Approx. 6.02%
Lease: Periodic
Body corporate: Approx. $3,500 p.a.
Council rates: Approx. $4,140 p.a.
2 bedrooms | 2 bathrooms
Ensuite to main bedroom
Built-in wardrobes
Split-system air conditioning
Private balcony
Why investors should take a closer look

This is the type of property that can make sense for investors looking for a more accessible purchase price without compromising on rental appeal.

The modern two-bedroom, two-bathroom layout is practical and low maintenance, with air conditioning, built-in wardrobes and a private balcony adding to its appeal for tenants.

The periodic tenancy provides flexibility, while the current rental return gives the property an attractive starting position with potential for further rental growth.

And for the owner-occupier...

Not looking to invest? The same low-maintenance features make this a great option for someone wanting a modern, easy-care home in Bowen, with two bathrooms, comfortable living spaces and a private balcony — without the upkeep of a larger property.

At $430,000, the numbers are straightforward:

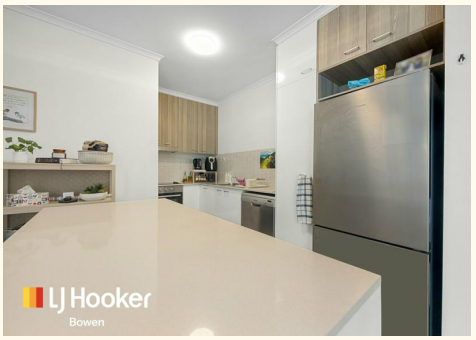
$430,000 purchase price | Approx. $480/week rent | Approx. $24,960 annual rent | Approx. 6.02% gross yield

Set within a boutique complex of only 16 units, the property offers the benefits of low-maintenance townhouse living while providing investors with an established rental return and potential for future growth.

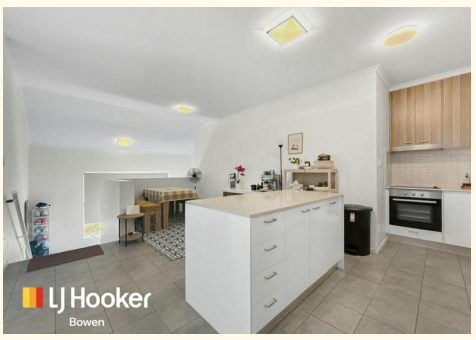
Contact Kayla today to arrange an inspection or obtain further information.











MORE DETAILS

Property ID	3D3BPF23
Property Type	Unit
House Size	113 m2
Including	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Built-in-Robes

Kayla Smith 0450 871 169
Sales Consultant | kayla.smith@ljhbowen.com.au

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