



Unit 2/74a Powell Street, Bowen

## Modern Townhouse, Prime Location, Strong Rental Appeal

Positioned in the heart of Bowen's CBD, this contemporary townhouse offers the perfect combination of lifestyle, convenience, and investment potential.

Designed for easy living, the property features two generous bedrooms, both complete with built-in wardrobes, and two modern bathrooms. The thoughtful floor plan provides comfortable accommodation for owner-occupiers and tenants alike.

Downstairs, the light-filled open-plan living and dining area creates a welcoming space to relax and entertain. A split-system air conditioner ensures year-round comfort, while the modern kitchen is equipped with quality appliances and ample storage.

Step outside to enjoy your own private courtyard and low-maintenance garden – an ideal setting for outdoor dining, entertaining guests, or simply unwinding in a peaceful environment. A convenient third toilet is also located on the ground floor.

The property includes a secure garage with additional storage space and sits on a manageable 139sqm allotment, offering the benefits of outdoor living without the upkeep.

Investment Highlights:

Currently leased at \$500 per week on a fixed term lease until 30 June 2026

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**FOR SALE**  
\$425,000

**VIEW**  
By Appointment

**AGENTS**  
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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**

Rates approximately \$4,200 per annum  
Body Corporate approximately \$5,000 per annum  
Conveniently located within walking distance of shops, cafes, restaurants, and essential services, this property delivers a sought-after CBD lifestyle with everything at your doorstep.  
Whether you're looking to expand your investment portfolio or secure a stylish home in a prime location, this well-presented townhouse is an opportunity not to be missed.

### MORE DETAILS

Property ID	3D39TF23
Property Type	Unit
Land Area	139 m2
Including	Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Central CBD

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