



Unit 2/74a Powell Street, Bowen

MOTIVATED SELLER – ALL OFFERS CONSIDERED

INVESTORS – THIS ONE DESERVES YOUR ATTENTION!

A motivated seller means an opportunity for buyers looking to secure a CBD investment at a price that represents genuine value. All offers will be considered, so if you're looking for your next investment, now is the time to act.

Positioned in the heart of Bowen's CBD, this low-maintenance townhouse offers an attractive combination of location, rental income and future potential.

Currently returning \$500 per week, the tenancy is now periodic, providing flexibility for the next owner. The rent is also scheduled to increase to \$550 per week at the end of October, strengthening the property's rental return and adding further appeal for investors.

The well-designed townhouse features two generous bedrooms, both with built-in wardrobes, two bathrooms and a convenient third toilet downstairs. The open-plan living and dining area is light and welcoming, complemented by a modern kitchen with quality appliances and ample storage.

2 2 2

FOR SALE

Please Call

AGENTS

Tony Doyle
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Kayla Smith
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AGENCY

LJ Hooker Bowen
(07) 4786 2000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



A private courtyard and low-maintenance garden provide valuable outdoor space without the maintenance demands of a larger property, while the secure garage offers additional storage.

Set on a manageable 139sqm allotment, this is an easy-care investment in a location where tenants can enjoy the convenience of having shops, cafes, restaurants and essential services all within walking distance.

INVESTMENT HIGHLIGHTS

- Motivated seller – all offers considered
- Currently returning \$500 per week
- Rent increasing to \$550 per week at the end of October
- Periodic tenancy – added flexibility for the incoming owner
- Approx. \$4,200 per annum council rates
- Approx. \$5,000 per annum body corporate
- Two bedrooms with built-in wardrobes
- Two bathrooms plus third downstairs toilet
- Modern kitchen with quality appliances
- Split-system air conditioning
- Private courtyard and low-maintenance garden
- Secure garage with additional storage
- 139sqm allotment
- Prime Bowen CBD location
- AN OPPORTUNITY TO ACT
- Please note this property is unfurnished.

With a motivated seller, all offers being considered and the rental income set to increase, this is an opportunity for investors who are ready to make their move.

Properties offering this combination of CBD location, rental income and low-maintenance ownership are worth serious consideration.

Submit your offer today – the seller wants this property sold.
Contact Tony - 0418 777 967
Contact Kayla - 0450 871 169

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

Tony Doyle 0418 777 967

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