







55 Helen Street, Cooktown

Opportunity

An excellent opportunity awaits at 55 Helen Street, offering two fully renovated 2-bedroom, 1-bathroom units on a single title - ideal for investors, dual-living arrangements, or those seeking flexible income options.

Extensive upgrades have already been completed, including improvements to the driveway, carport, and fencing, giving the property a fresh, modern presentation. The elevated position provides pleasant views of the surrounding area, while the space underneath the building offers ample storage.

Conveniently located within walking distance to the Post Office and local shops, this property is well-situated for both residents and tenants.

Currently vacant, the units present a ready-to-go opportunity. With a strong presence of government agencies in town, securing reliable long-term tenants is highly achievable.

Whether you choose to move in, rent out, or explore short-stay accommodation, this property delivers versatility and value.

For more information or to arrange an inspection please contact

4 2 2

FOR SALE
$750,000

VIEW
Wed 7th Oct @ 4:45PM - 5:05PM

AGENTS
Alyona Davykoza
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Aylone@ljhookerpropertyplus.com

AGENCY
LJ Hooker Atherton
(07) 4091 3144

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

marketing agent Alyona Davykoza on 0438 257 077.

MORE DETAILS

Property ID	T1FF1S
Property Type	DuplexSemi-detached
Land Area	1012 m2
Including	Air Conditioning
	Deck
	Dishwasher
	Secure Parking
	Fully Fenced











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FLOORPLAN LEGEND.

BL	Balustrade - tubular stainless steel handrail with stainless steel wire. Refer to table below for tension requirements.
LN	Linnen cupboard c/w 5 shelves & 1 hanging rail.
OV	Freestanding upright Westinghouse electric oven PAK144W or equivalent.
PT	1200 mm. Pantry c/w 4 melamine shelves.
SDS	Colorado C1200 sink or equivalent c/w mixer tap.
SH	Shower c/w tubular stainless steel curtain rail with 90° corner.
VB	Caroma Caravelle 550 semi recessed vanity basin c/w Caroma Trident cross basin set & tap ware or equivalent.
WC	Caroma Caravelle 2000 close coupled toilet suite or equivalent.
WM	Washing machine.

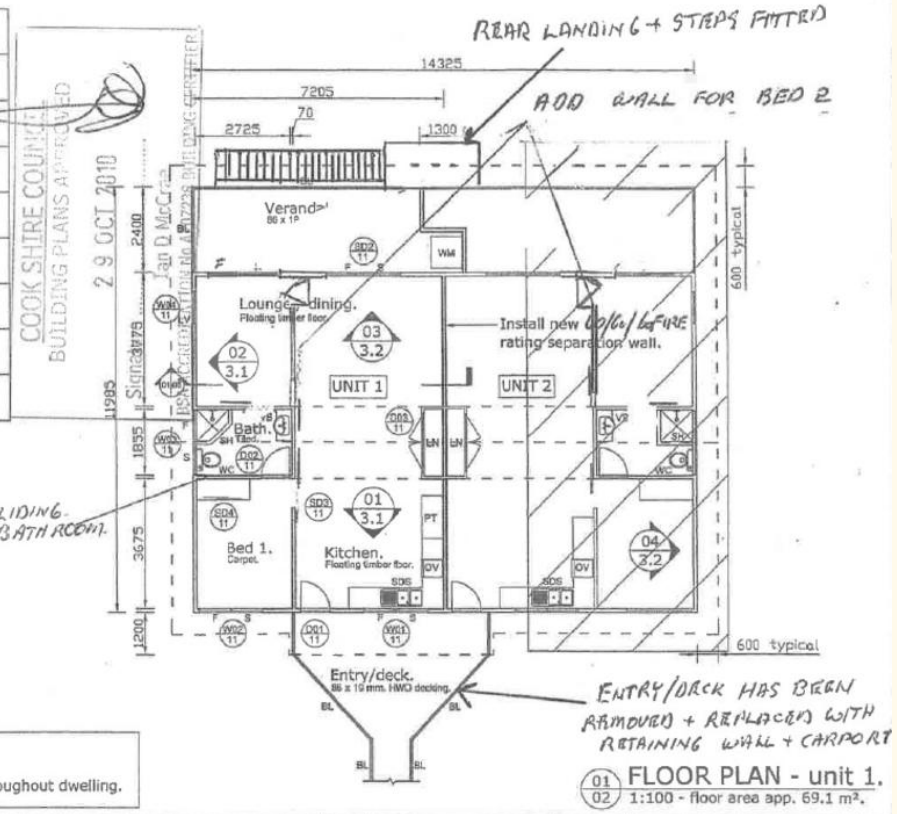
STEEL WIRE BALUSTRADE required tension (kN).

Wire Ø 2.5 mm. lay:	Max. spacing between wires.	Required tension.
7 x 19	80 mm.	145 kN
7 x 19	100 mm.	310 kN
7 x 19	110 mm.	610 kN
7 x 7	80 mm.	130 kN
7 x 7	100 mm.	280 kN
7 x 7	110 mm.	500 kN

Lay = number of strands by the number of individual wires in each strand

COOK SHIRE COUNCIL
BUILDING PLANS APPROVED
29 OCT 2010
Jan D McCrae
BUILDING CERTIFIER

REAR LANDING + STEPS FITTED
ADD WALL FOR BED 2
INSTAL SLIDING DOORS TO BATHROOM.
Install new 60/60/60 FIRE rating separation wall.
ENTRY/DECK HAS BEEN REMOVED + REPLACED WITH RETAINING WALL + CARPORT



NOTE:
raked ceilings throughout dwelling.

01 02 FLOOR PLAN - unit 1.
1:100 - floor area app. 69.1 m².

ECT:	FIRE DAMAGED UNIT IN APARTMENT	BUILDER:	CONSULTANT:	ISSUE:	DESCRIPTION:	DATE:	DATE:
				A	preliminary		SCALE: A3-1:100
	"Riverview Apartments" 55 Helen Street wn, QLD.			B			DRAWN:
				C			CHECKED: SHEET 02
				D			APPROVED: ISSUE: A

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