







407/55 River Street, Mackay

Dual-Key Flexibility, River Views & Excellent Returns

Offering the flexibility of a one-bedroom apartment and a separate hotel-style studio, 407A & 407B provide two distinct accommodation options under the one ownership - an appealing advantage for investors seeking versatility within the complex.

Property Snapshot
Dual Key | 1 Bedroom + Studio | 2 Bathrooms | 1 Car Space

Offering flexibility, river views, and the benefit of two separate accommodation suites, this dual-key property presents an appealing opportunity within a highly convenient inner-city location.

Positioned on the fourth floor of the Oaks Rivermarque, Units 407A & 407B offer the flexibility of two separate accommodation suites under the one ownership, both enjoying attractive views towards Mackay's beautiful Pioneer River.

407A features a well-appointed one-bedroom layout with kitchenette, an additional full-size fridge, new bed and new air-conditioning. Well maintained and neatly presented, it provides comfortable and practical accommodation with the added appeal of its river outlook.

2 2 1

FOR SALE
$510,000

VIEW
By Appointment

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

407B is a hotel-style studio suite, also enjoying river views and offering the convenience expected of hotel accommodation, with bar fridge, tea and coffee making facilities. A new bed and new air-conditioning further enhance the suite.

Both apartments have been well kept, maintained and consistently in a tidy presentable condition.

The property includes one secure car space.

Residents and guests enjoy the facilities of this secure complex, including swimming pool, gym and bistro/café downstairs, all within approximately a five-minute walk of Mackay City Heart and Canelands Central Shopping Centre.

Price: $510,000

Sinking Fund: A healthy sinking fund of approximately $272,598 provides additional confidence in the ongoing management and maintenance of the complex.

Accommodation Return: 33.43% of accommodation revenue after management fees and associated expenses, detailed in the hotel statement, available together with the Form 2 Disclosure Statement upon genuine interest to purchase.

Inspection by Appointment:
To schedule a private inspection, contact Eleni Karambasis on 0418 778 420











MORE DETAILS

Property ID	FRQHUG
Property Type	Apartment
House Size	76 m2
Including	Air Conditioning
	Balcony
	Gym
	Dishwasher
	Secure Parking
	Close to Shops
	Close to Transport
	Kitchenette
	Pool
	River Views
	Short Term

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