

612/55 River Street, Mackay

## Dual-Key Investment in Oaks Rivermarque —Strong Returns in a Prime Riverfront Location

Positioned within the highly sought-after Oaks Rivermarque complex, Apartment 612 presents a compelling investment opportunity in the heart of Mackay's riverfront precinct. Offering a flexible dual-key configuration, this property is designed to maximise returns while providing versatility for both short-term accommodation and long-term leasing.

The apartment comprises a spacious primary suite alongside a fully self-contained secondary studio, allowing for dual income streams or the option to combine into one larger residence. With access to professional onsite management, this is an ideal set-and-forget investment within a well-established complex.

Financial performance highlights the strength of this asset, with consistent occupancy and income generation as it is currently under a hotel management strategy.

(Further financial information is available for review)

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**FOR SALE**  
\$469,000

**VIEW**  
By Appointment

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

 **LJ Hooker**

Property highlights include:

Dual-key layout for maximum flexibility and income potential  
Strong historical returns with professional onsite management  
Body Corporate contributions approximately \$5,977 annually (admin + sinking fund)  
Insurance Levy of approximately \$2900 per annum  
Council rates approximately \$2,173 per half year  
Healthy sinking fund balance of over \$373,000 supporting long-term maintenance

Residents and guests enjoy access to resort-style facilities including a pool, gym, and secure complex amenities, all within walking distance to Mackay's CBD, Bluewater Lagoon, and dining precinct.

Whether you're expanding your investment portfolio or seeking a high-performing, professionally managed asset, this property offers strong fundamentals in a premium location.

## MORE DETAILS

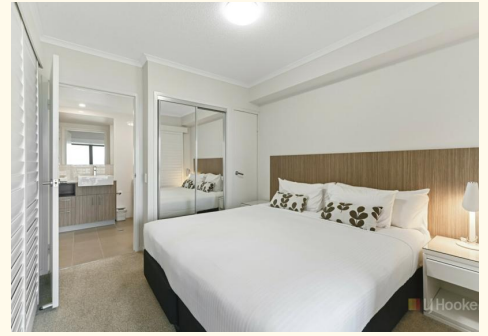
Property ID	FG1HUG
Property Type	Unit
Land Area	76 m2
Including	Air Conditioning Toilets (2) Pool Balcony Gym Dishwasher Built-in-Robes City Views Pool

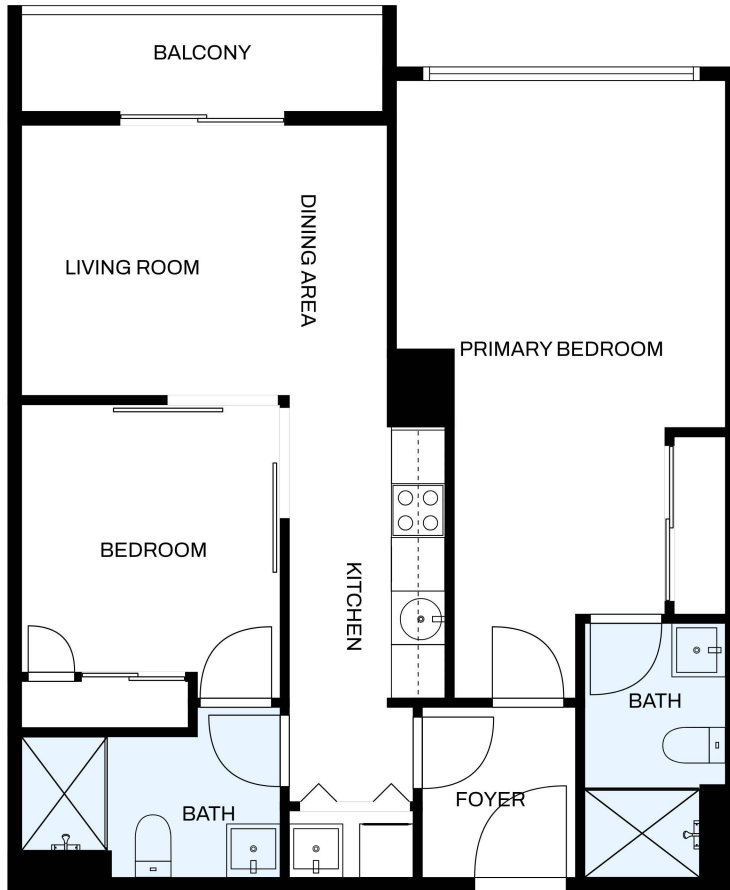
**Tara Smyth 0419 725 655**

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