



Mackay, 4/65 River Street

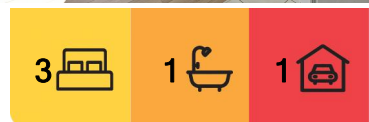
VACANT POSESSION Available Rejuvenated City 3-Bedroom Unit With Secure Parking Structure & Resort Style Pool

Constructed around 1990s (Besser built & rendered, 3-Story complex of only 6 units in total), Positioned within a short walk distance to either 'CBD or Canelands' you're purchasing Inner City Location + POOL and across from 'Bluewater Lagoon' & 'Mackays' walking trail - The 'Inner City Lifestyle & Benefits' that come with it as well.

The unit is on the upper level and is sized at 137m² - This complex was built before a majority of the High Rise in the same location but still commands unobstructed views of the surrounding area and fresh River Breezes.

Investors, What do you get for this unit in the current rental (Another unit in the complex is returning \$650 weekly - 129m²) This is a '+9 % Return' - Disclosure Statement + Rates available to

(Inquiry must Supply name - number - email inquiries only)



For Sale
Offers from \$359,000

View
ljhooker.com.au/EKHHUG

Contact
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Disclaimer: 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 Mackay Group
(07) 4962 3535

This location is unable to be replicated easily for a couple or group even an increased per week return could still rise even further for the perfect location position.

Owner Occupiers - We have a moderate 'Body Corporate' (no elevators or elaborate garden schedule) - This means in regards to other units in the surrounding area which are around the same and higher in asking prices,

This per 4x quarter costs will be massively less and easier on your hip pocket. Compare your options For Sale in the CBD houses and Units - Designated as 'BUP registered' (meaning not strata)

BUP is a Building Unit and is a specific upgrade from the Strata Unit (4-65 River Street)

Where can you purchase a 3 bedroom Unit - That has been renovated in the last year with Vinyl Planking in Lounge Living to x3 bedrooms (Tiled to wet areas in Mackay) & Freshly Painted

Have those other units' balconies a size that suits entertaining? - 'Secure Parking Garage' (stairwell to Foyer design)

We are asking for a figure "Offers From \$359,000" meaning above this figure - We are open to Marketing Agencies - Investors & Owner Occupiers

With the Mackay market now so hot it is the best price in and offered on 'Official Paperwork' -The owner will not entertain verbal offers and offers from non-pre-approved (pre-approval required prior to contract signing). Open Houses to Begin after Show Weekend if not SOLD

Contact Joe Morabito of Lj Hooker Mackay Group

More About this Property

Property ID	EKHHUG
Property Type	Unit
Land Area	137 m ²

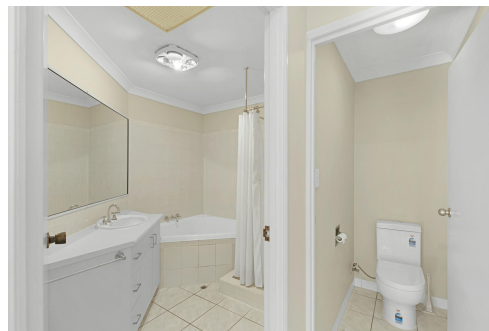
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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