

Maryborough, 62 Fort Street

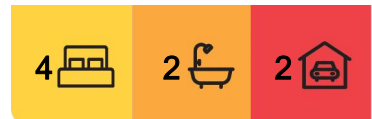
Duplex for Investors or Family looking for Dual Living

Positioned close to Maryborough's City Centre and two major shopping complexes, this two unit property will be an excellent addition to your portfolio or a great start for the first time housing market investor. But, if your priority is separate living for the grown up family or a relative, this property deserves your inspection.

Situated on a 964m2 allotment this delightful Queenslander has been thoughtfully divided into two dwellings, with each unit retaining the essence and charm that make living with high ceilings, VJ interior walls, expansive window areas and polished floors 'such a treat'.

Features include:

The site is zoned Medium Density Residential, which has the potential to deliver a redevelopment with additional units STCA.



For Sale
Please Call

View
ljhooker.com.au/ANSHXD

Contact
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Recent Upgrades to the property: Unit 1 - new aircon, new kitchen and stove, new fans.
Unit 2 - new fans - whilst power board and wiring have been upgraded throughout, along with some stump upgrades.

Unit 1: Wide entrance hall with two bedrooms, a generous living area which is open plan to the eat-in kitchen and then a generous sun-room accessible from each bedroom.

Unit 2: The smaller of the two units, again featuring a wide entrance hall that will easily accomodate a study/office area, or informal living, a main bedroom plus another which can double as a separate living area.

For tenant convenience, the under house area is divided giving each tenant a laundry , storage and car space; similarly the rear yard is also divided for tenant use.

With just a two block walk to main shopping precincts this property achieves an excellent walkability rating, making it highly desirable for tenants - see link below.

Currently under lease until August 2024, to just one tenant, who is keen to remain. Rates and Water are \$6300pa approx.

Maryborough Rental Market. With Maryborough's rental vacancy at about 1.0% approx, we generally experience a long list of suitable applicants for any vacancy. This is the result of generally higher rental demand as Maryborough experiences an influx of new arrivals driven by several major new industrial projects: QLD Gov & Downer EDI Rail/Train construction facility (estimated set-up cost \$7bn), a new Electric Vehicle Battery Plant and major new supply and maintenance contracts to Downer EDI's existing train construction plant.

This is a perfect time to step into this housing investment project which is under-pinned by the strength of the local economy, scarce rental vacancies and strong rental returns.

For your inspection and/or additional information about the property and or zoning potential and local planning matters, please call the agent at any time.

More About this Property

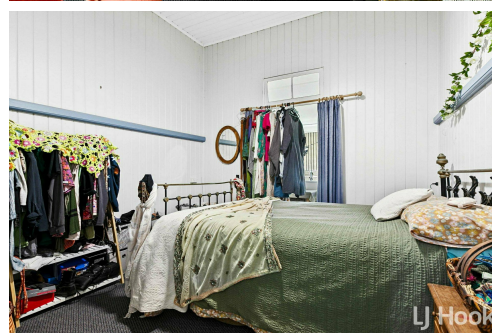
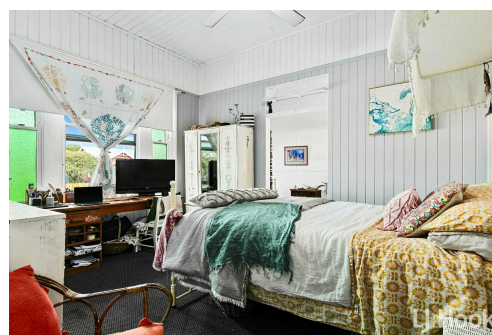
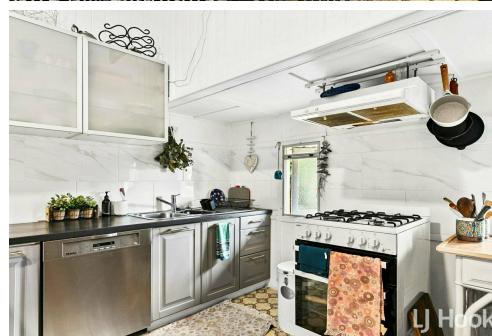
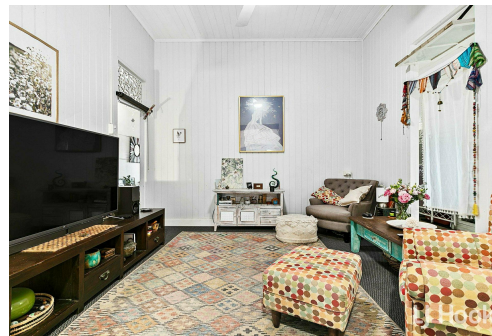
Property ID	ANSHXD
Property Type	DuplexSemi-detached
Land Area	964 m2
Including	Toilets (2)

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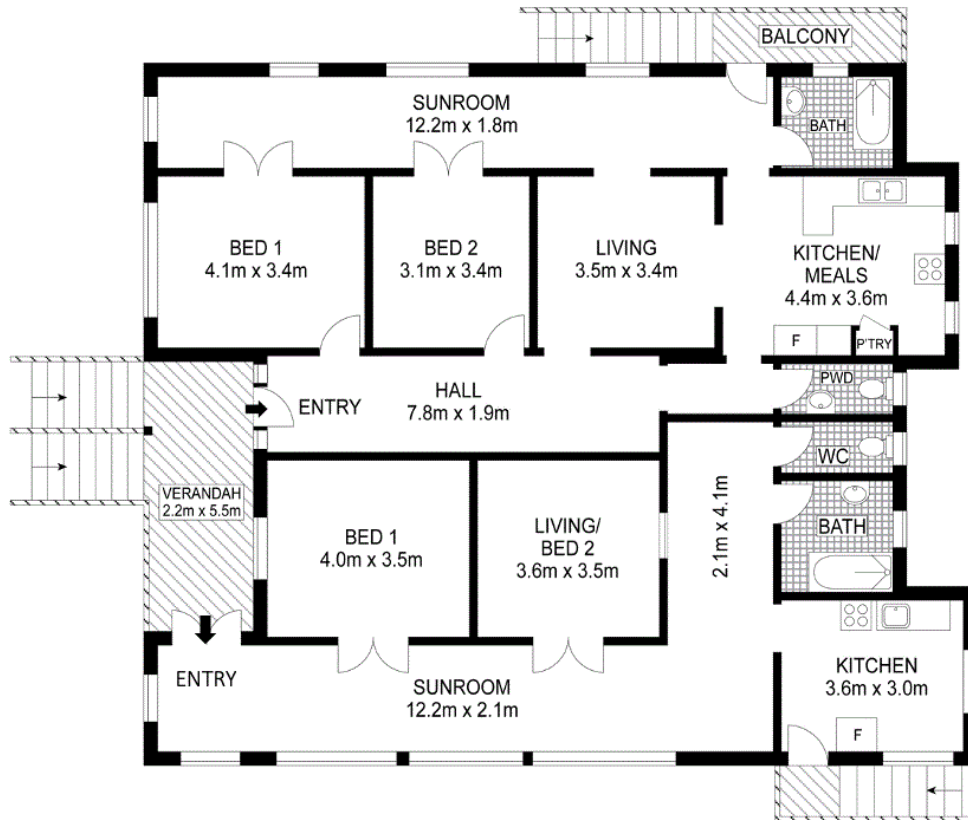
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62 Fort Street, Maryborough

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.



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