



## North Mackay, 6 Dolby Court

Those who wait will MISS OUT incredibly 'RARE' For Sale DUPLEX at 'OFFERS FROM \$575,000' (At Or Above Welcomed) - (Information pack available)

Nestled conveniently close to all services yet private enough to be away, these very well-presented duplex is a true diamond 'Cash Flow Positive' style, x2 units sitting on one allotment in a prime location with land size 638 m2 (1 Rates Notice + 1 Insurance Policy - Information with Agent)

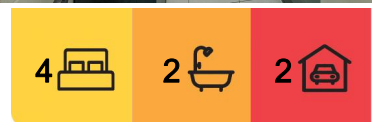
Opportunities as good as these now are a rarity and don't come up often! Currently, each unit is rented at \$350 each (\$700 p/w) - however, 'RENTS in Mackay' are rising, and it won't take long before \$450 per week plus (some units locally are \$500 per week each).

A great investment opportunity to start or add to your portfolio, or to increase the percentage returns for retirement self-funding incomes.

At Lj Hooker we have a 3-D Virtual Tour in the advert (Used effectively in COVID years to sell property) + Unit plan to show its internal layout + Video walkthroughs (Facetime able if



**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.



**For Sale**  
Offers from \$575,000

**View**  
[l.jhooker.com.au/F29HUG](https://l.jhooker.com.au/F29HUG)

**Contact**  
**Joe Morabito**  
0419 157 069  
[joe.morabito@l.jhooker.com.au](mailto:joe.morabito@l.jhooker.com.au)

**LJ Hooker Mackay Group**  
**(07) 4962 3535**

required) and all information available on request.

The property has, within the last years, NEW Roof installed, plus repairs from 'Current Owner' include a Shed behind Unit 2 (Son's unit and reason for the purchase 6 yrs ago)  
The complex is in excellent condition and has quality tiling, kitchen cabinetry, split system air conditioners, and is a complex that will keep long-term tenants.

Summary Below,

- Fully fenced allotment with 'Super Strong Besser Brick Construction' internal & exterior - (New Roof within the last years)
- Full air-conditioned (Split system), revised kitchen & bathroom (possibly 10-15 years ago) - Tiled flooring & security screen
- Location is in a Quiet court, including a mixture of Unit + stand-alone housing (13 allotments only) - Easy access Sam Road
- Shopping close - Mount Pleasant Shopping Centre - Greenfields - North Mackay (Evan St) & Of course Caneland's + CBD
- School is required in a short drive, you have a majority of the Nth Side schools close, plus Childcare facilities minutes away
- The biggest selling point, however, is the CONSTRUCTION Besser brick-built units are super easy to repair and rejuvenate
- SOLID Besser Block construction very suited to easy repair and maintenance - REFER to 3-D virtual Tour of the Units (3-D)

As the selling agency - plans of the unit will be in the advert for your Broker or bank to view - 3-D Virtual Tour is as completed so the view is a actual view of the property - I offer videos and facetime and would be able to help with pickup to view if the intending buyer is not locally based - The owner has supplied 'Current Rates Notice' & 'Insurance Information' Currently, the Return is based on \$700 per week returns x Estimates around the selling figure possible (\$700 x 52 Divide Possible selling figure = 6% areas Gross. If increases continue, and Mackay is running and rentals hit a figure noted earlier in the advert, it could be near 8.5% on the current trend of per week returns being achieved.

Contact Joe Morabito of LJ Hooker Mackay to arrange information and to discuss the options available to get you into What has become the most valuable commodity in Mackay Region now being stand alone DUPLEX

Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars; the provided information from the Vendor can be deemed reliable but not accurate. Any person or identity interested in the property should conduct their own research.



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## More About this Property

<b>Property ID</b>	F29HUG
<b>Property Type</b>	Unit
<b>Land Area</b>	638 m2

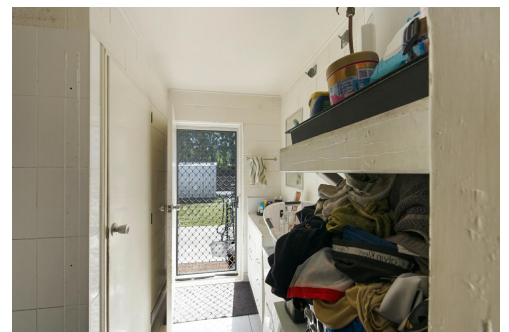
**Joe Morabito 0419 157 069**

Sales & Marketing Consultant | [joe.morabito@ljhooker.com.au](mailto:joe.morabito@ljhooker.com.au)

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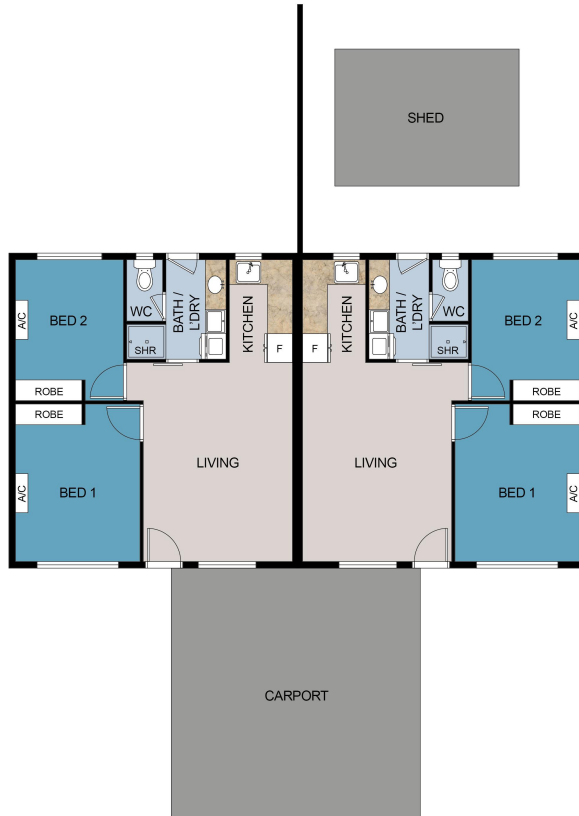
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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

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