



## Oonoonba, 22 Ireland Street

An exceptional investment opportunity in the heart of Townsville!!

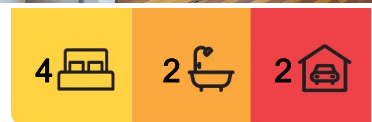
Less than 7 kilometers from the bustling city centre, and just 5 kilometers from the newly constructed Townsville Stadium. Sitting on a full 1/4 of an Acre of land as well you really can't go wrong.

This versatile duplex presents a unique dual income potential, catering to a broad spectrum of tenants with its distinctive design and comprehensive inclusions.

The lower level boasts a spacious 2-bedroom unit, offering contemporary design elements such as stylish wood-like flooring, an open plan living and dining area, and a well-appointed kitchen perfect for entertaining.



**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**

Mid \$500,000's

**View**

[ljhooker.com.au/2MCHWK](https://ljhooker.com.au/2MCHWK)

**Contact**

**Clinton Wallis**

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**LJ Hooker Townsville**  
**07 44262125**

The bathroom has undergone a stunning upgrade, featuring modern fixtures and a fresh, streamlined aesthetic.

The generously sized bedrooms on this level are perfect for larger families or shared living arrangements, easily accommodating multiple beds.

On the upper level, you'll find a delightful 2-bedroom, 1-bathroom unit, exuding a charming, cottage-like ambiance. This welcoming space is flooded with natural light and invites cooling breezes, offering an ideal setting for those who appreciate a serene atmosphere.

This unit is completed by an expansive deck, sure to become the preferred spot for alfresco dining, entertaining, or simply relaxing and taking in the view.

Both units come equipped with full air conditioning for year-round comfort but don't stress, the huge 5kw solar system is there to ensure that there is little to no power bill each year.

Both of the units are sold fully furnished, ensuring a seamless transition for both owners and tenants.

With a current rental income of \$1,000 per week and long-term leases desired by both of the existing tenants, this duplex offers a stable and profitable investment.

Don't miss your chance to secure this high-return, low-risk investment property in one of Australia's top-performing real estate markets.

Act now and take advantage of this opportunity to own a prime piece of real estate in a sought-after location, close to the city centre and key attractions.

Rates: Approximately - \$4172.38 p/a

Contact us today to arrange a viewing.

Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.



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## More About this Property

**Property ID** 2MCHWK

**Property Type** House

**Land Area** 1012 m<sup>2</sup>

### Clinton Wallis

Licensee | [clint.wallis@ljhooker.com.au](mailto:clint.wallis@ljhooker.com.au)

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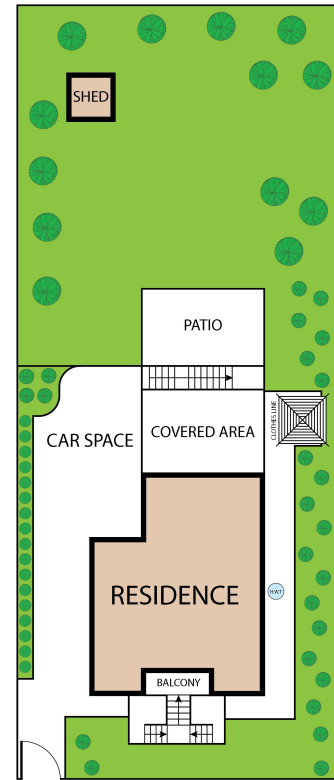
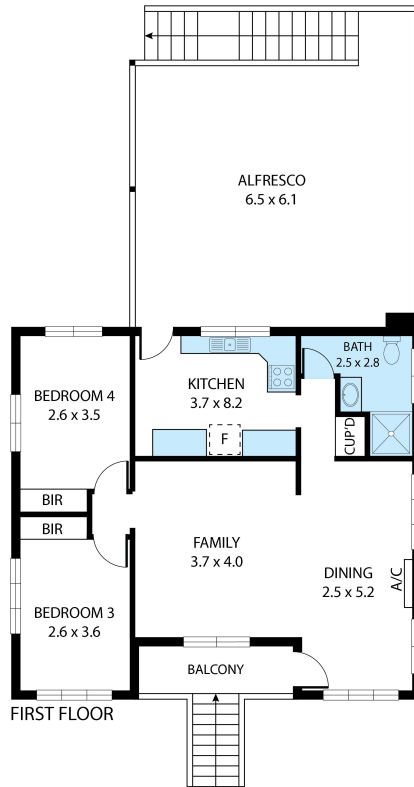
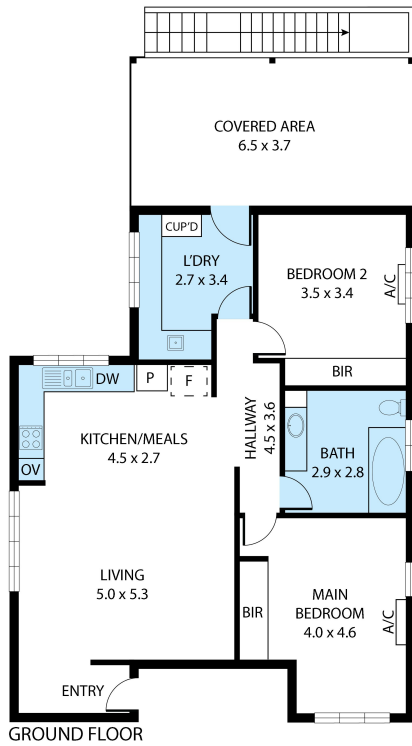
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22 Ireland Street, Oonoonba 4811  
TOTAL APPROX. FLOOR AREA 235 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LIVING : 168 SQ.M  
ALFRESCO : 43 SQ.M  
COVERED AREA : 24 SQ.M  
TOTAL AREA : 235 SQ.M