

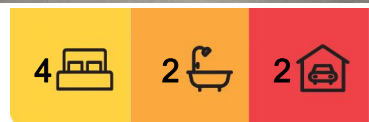
Rasmussen, 1037 Riverway Drive

DUPLEX..... SET AND FORGET.....

Here's your chance to enter the Townsville market with a property offering a fantastic income if that's what you would like or live in one side and rent the other. This versatile opportunity is ideal for investors or owners alike looking to get their foot in the door with one side fully renovated and other side needing a little updating or continue on as is. Each side is very neatly presented.

The Property

- Recently painted inside and out
- Vacant on both sides
- Strong and consistent income generating asset
- Each side consists of two-bed, one-bath
- Carport on each side
- Large 833m2 allotment



For Sale
Offers Over \$650,000

View
ljhooker.com.au/3SGHWK

Contact
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suzanne.coverlid@ljhooker.com.au



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 Townsville
07 44262125

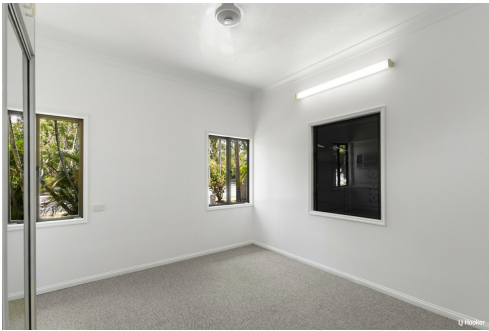
Unit one rental appraisal \$350.00-\$375.00 per week
Unit two rental appraisal \$400.00-\$425.00 per week

More About this Property

Property ID	3SGHWK
Property Type	House
Land Area	833 m2

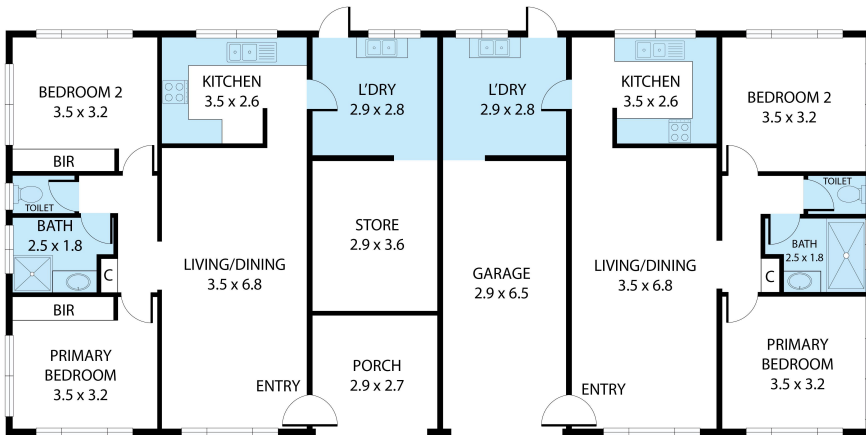
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1037 Riverway Drive, Rasmussen, QLD, 4815

TOTAL APPROX. FLOOR AREA 191 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	:	164 SQ.M
PORCH	:	8 SQ.M
GARAGE	:	19 SQ.M
TOTAL	:	191 SQ.M