



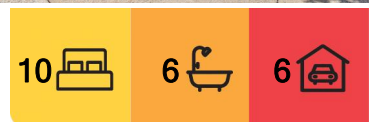
## The Range, 61 West Street

### Rare 6-Unit Investment Opportunity in The Range

Located in one of Rockhampton's most desirable suburbs, this 6-unit complex at 61 West Street, The Range, offers a unique chance to secure a high-performing investment in a blue-chip location.

Comprising 4 x 2-bedroom units and 2 x 1-bedroom + sleepout units, it's currently returning a current gross income of \$89,800 per annum with a rental appraisal of up to \$107,120 per annum-offering a potential gross yield of 7.3%+.

- Long-term tenants in place
- Low-maintenance building and grounds
- Moments from the hospital and CBD



**For Sale**  
1,499,000.00

**View**  
By Appointment

**Contact**  
**Kandi Latimer**  
0417 616 490  
kandi.latimer@ljhooker.com.au



**LJ Hooker Rockhampton**  
**(07) 4922 2122**

**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.

- Outstanding growth potential in a tightly held area

- Minimal overheads

Opportunities like this are rare-get in before it's gone. Contact Kandi Latimer on 0417 616 490 for further details.

## More About this Property

<b>Property ID</b>	6T2HVW
<b>Property Type</b>	BlockOfUnits
<b>Land Area</b>	1012 m2

**Kandi Latimer 0417 616 490**  
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