

## THE LOCATION

Close proximity to town centre and boat ramp, this corner complex is a great find in South Innisfail. Within walking distance to East Innisfail State School. This suburb has always been a fantastic place to live!



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708



# SALE

167 Mourilyan Road, South Innisfail QLD 4860



## THE DEAL

Set in the heart of South Innisfail. This attractive triplex, featuring three 2-bedroom units, each with a newly replaced kitchen, for enhanced comfort and functionality. Generating a robust \$795 per week, this property is a financial powerhouse giving you consistent returns. The strategic mix of periodic and fixed tenancies adds an extra layer of investment security, allowing you to secure your returns or add value immediately for stronger returns and tenant appeal. Positioned on a generous 708m<sup>2</sup> lot, each unit benefits from its own cemented undercover carport, enhancing tenant appeal. While the bathrooms may invite a touch of refurbishment, the opportunity to add value is evident and enticing. Located just a stone's throw from the CBD, this corner complex is not just an investment, it's a strong investment opportunity allowing you to add your personal touch and provide strong future returns.



## THE PROPERTY

- 3 x 2 Bedroom Units
- Cemented Undercover Carport for Each Unit
- Single Bathrooms to Each Unit
- 708m<sup>2</sup> Lot
- Returning \$795 Per Week
- 8.55% Gross ROI
- 2 x Periodic Tenancies 1 x Fixed Tenancy
- Rates Approx \$4450 Per Half
- Entire Under Roof Area Approx 438m<sup>2</sup>



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