



## Kirwan, QLD

46 Silky Oak Street

**5** BED  
**2** BATH  
**2** CAR



### Investor Alert – Spacious Duplex - Potential of \$525 p/w return.

The Townsville Rental Market is HOT with Rising Rents and Low Vacancy Rates. Get in Now before prices rise.

This solid 2 storey spacious DUPLEX has 1 x 3 bedroom unit and 1 x 2 bedroom unit.

It has been well-maintained, is located in Central Kirwan and offers great returns.

The ADDED BONUS to this duplex (besides the great rental return) is that it is on a large 1060sqm block with a 25m frontage. Each of the 2 units has its own large separate fenced back yard, offering tenants a larger than normal lifestyle compared to most other duplexes. Because of the size, the property could also be suitable for the astute home owner who may like to live in one unit while gaining extra income from the other unit OR for an extended family situation. Further development opportunities could be possible by contacting the Townsville City Council.

### SOLD

**Contact:** David Menso  
0407 579 455

**Type:** Block of Units

**Sold Date:** 23/02/2021

**Land:** 1060m2

<https://www.liveninvest.com.au>

### Property Features

Air Conditioning, Bath, Close to Parklands, Close to Schools, Close to Shops, Close to Transport, Garden Shed, Level Lawn, Shower Facilities, Storage Area