



Douglas, QLD
23 Girraween Avenue

7
BED

7
BATH

4
CAR

LIVE INVEST
REAL ESTATE

**Looking for a “BLUE CHIP” Investment Opportunity? Gross Return approx. 8.4%!
Townsville’s Vacancy Rate Still Around 1%!**

Townsville’s rental market is BOOMING with outstanding returns on offer!
The city’s unemployment rate sits at approx. 2.3%, with an abundance of jobs and ongoing projects in the pipeline.

Explore an exceptional chance for high-yield investment at 23 Girraween Avenue, Douglas. Built in 2018, this property offers an impressive gross return of 8.4% with potential to increase. With established, fixed-term leases and professional real estate management in place, the projected financial gains are robust.

This remarkable two-story residence features seven spacious bedrooms and bathrooms, each fitted with its own fire safety system. Encompassing a generous 340m² under roof, the layout includes contemporary conveniences like LED lighting and split-system air conditioning.

throughout the open-concept lounge and dining spaces, ensuring tenant comfort throughout the year.

Complete with two

\$1,070,000

Contact: Catherine Jeffrey
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Type: House

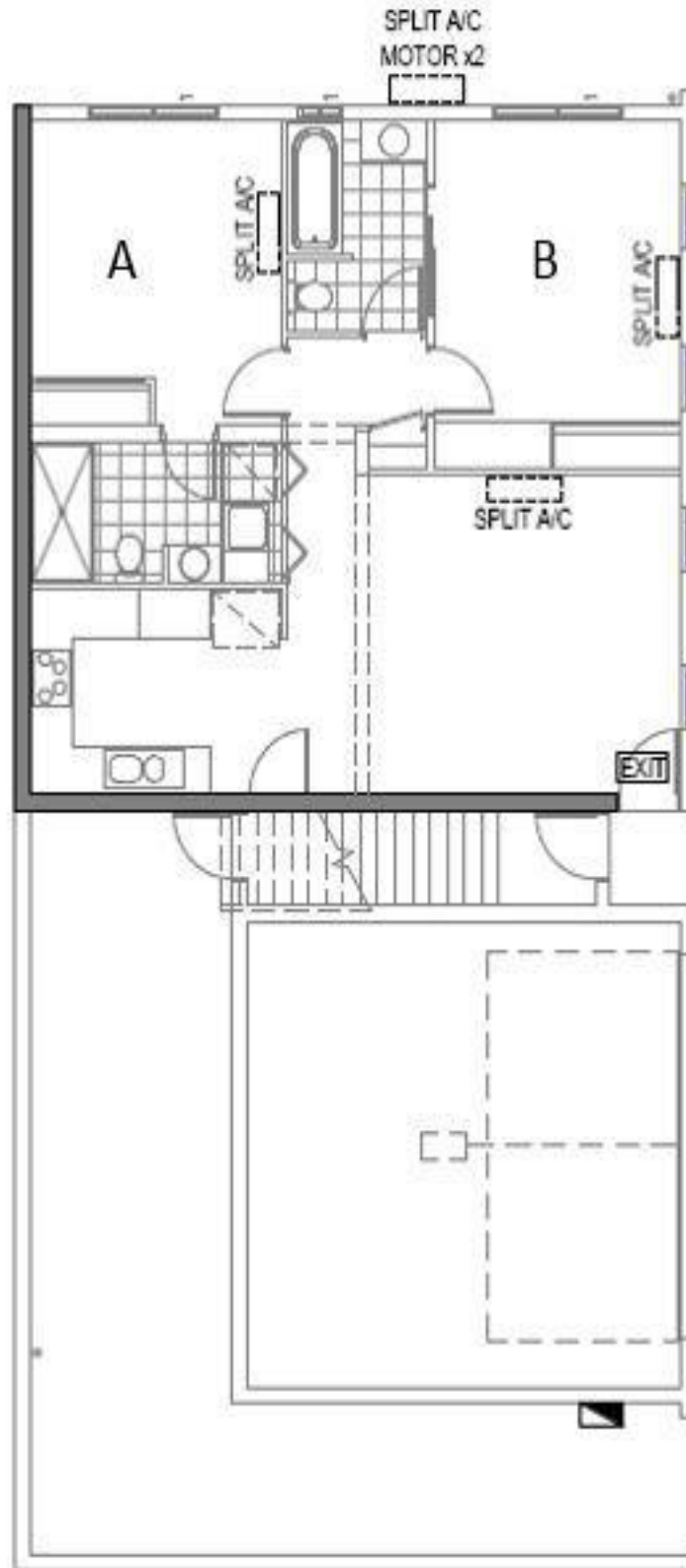
Land: 735m2

Year Built: 2018

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

Property Features

Air Conditioning, Balcony/Patio/Terrace, Broadband, Built-ins, Close to Parklands, Close to Schools, Close to Shops, Ensuite Bathroom, Entertainment Area, Internal Laundry, Modern Bathroom, Modern Kitchen, Remote Garage, Secure Parking, Security Screens, Separate Dining Room, Solar Panels



Plans shown are only indicative of layout. Dimensions are approximate.

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