



### 41 Pacific Avenue Bushland Beach QLD

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This well located duplex is only one street back from the beach and backs onto an easement/wildlife corridor making it nice and private for the tenants. Built on a large 804sqm block means both units have a reasonable sized fully fenced yard which would suit tenants with children.

Unit 1 is currently rented till 20/02/23 at \$375/week with unit 2 currently rented at \$350/week till 08/01/23. Both units are identical and in the current market could probably achieve a combined rental of at least \$760/week once the current tenancies expire resulting in a gross rental yield of around 5.65%.

Alternatively it could be used as a house and granny flat type set up for parents in one unit with the kids or grandparents in the other - or live in one unit and rent the other out.

Built in 2014, each unit contains three bedrooms, study nook, two bathrooms, kitchen, open plan living & dining, patio and single lock up garage incorporating a laundry. They are spacious and very livable for either couples or a family with up to two children.

**Price** : \$ 670,000  
**Land Size** : 804 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/bushland-beach/residential/homeuse/7164478>



Cameron Cole  
07 4772 2022  
0423 692 422  
[cameron.cole@tsvharcourts.com.au](mailto:cameron.cole@tsvharcourts.com.au)

