

Harcourts Kingsberry



26 Channel Street Bushland Beach QLD

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This eight year old duplex is well located in an elevated part of Bushland Beach surrounded by other desirable properties. The whole property is on one title so there is no body corporate fees. Each unit is three bed, two bath, double garage with a back deck and small back yard for kids or dogs to play.

Unit 1 is rented at \$450/week till January 2025 while unit 2 is rented at \$490/week till May 2025 giving a total annual rental income of \$48,880 at a gross rental yield of 6.43%. Annual rates and insurance costs for the whole complex is \$9566 leaving a net income of \$39,314 after rates & insurance for a net rental yield of 5.17%

In comparison freestanding houses in Bushland Beach are only yielding a gross rental yield of approx. 5.20% with a net rental yield after rates and insurance of approx. 4.00%.

Price : \$760,000
Land Size : 718 sqm
View : <https://www.kingsberry.com.au/sale/qld/townsville-district/bushland-beach/residential/semi-detached/7963289>



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