

Sold



**6 Howard St, Cooktown**



## RARE OPPORTUNITY FOR DOUBLE INCOME INVESTMENT AT BETTER THAN 9% GROSS RETURN

This attractive duplex with 2 x 1 bedroom units is on the market. The units are air conditioned, tiled throughout, and come complete with furniture. Both units are tenanted yielding an income of \$570 per week, allowing a gross investment return of >9%. With units in short supply and demand for rentals great, this is the perfect opportunity to invest in your future.

### Features:

- 2 x 1 bedroom units on large 1,012m2 (1/4 acre) block
- Modern kitchens and bathrooms
- Fully air-conditioned
- Easy care tiled floors for coolness in our tropical climate
- Being sold complete with furniture
- Both units permanently rented
- Built at the front of the block with room at the rear for another duplex
- Corner allotment with 2 street frontages
- Quiet street
- Gross investment return of >9%

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	3
<b>Land Area</b>	1,012 m2

### AGENT DETAILS

Karen Thomas - 0417 848 966

### OFFICE DETAILS

Cooktown Property Agents  
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