






Modern Duplex - Purchase One or Both Units

 6  4  2

2/35 Armstrong Beach Road, Armstrong Beach

Sold for \$402,500 (Feb 28, 2025)

Situated in the quiet community of Armstrong Beach, this location offers a laid-back fishing lifestyle that can be enjoyed at any moment. It's easy to embrace the local way of life and thrive in a safe and harmonious environment.

The semi-detached duplex features two units, U1 and U2, each offering 3 bedrooms, 2 bathrooms, and a single remote-controlled garage.

Unit 1: \$550pw with lease expiry 18/06/2025 Last rental increase: 25/12/2024.

Unit 2: \$550pw with lease expiry 16/07/2025 Last rental increase: 19/07/2024.

- Dwellings can be sold individually as strata-titled properties or together on separate titles.
- Both units are situated on a combined approx. 805m² block, each individually featuring a spacious backyard.
- Features tiled open-plan living areas and carpeted bedrooms.
- All six bedrooms have built-in wardrobe & roller blinds

Property ID:	L32658602
Property Type:	DuplexSemi-detached
Building / Floor Area:	280
Garages:	2
Land Area:	805.0 sqm

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- Bathrooms with a vanity, bath & shower. The toilets are separate.
- Split system air conditioners are installed throughout the living area and all bedrooms for year-round comfort.
- Additional adjoining lounge zones dominate openness toward the patios.
- Private patio areas overlook the fully fenced, pet-friendly yards with no current back neighbours.
- Services include Town water & septic bio-system.
- You will love the relaxed lifestyle in this quiet beach community, exploring nearby reefs, islands and creeks where the fishing is plentiful.
- Follow suit by backing in the 4WD or tractor to launch your boat straight into the water.
- Additionally, barely a 7.3km drive to the sealed Freshwater Point boat ramp.
- Mackay Regional Council Rates – approx. \$1,183.95. Prompt payment discount of \$59.45 applies when paid on time.
- No fees payable – Inactive body Corporate due to the same entity on both units.
- Well looked after & in excellent condition – built in 2019.
- Walking distance to public transport & school bus pick up for the children.
- Located within a 9-minute drive to Sarina – approx. 9.4km & only 43 minutes to the Mackay CBD.
- 500m or a 7-minute walk to the beach.
- Approx 7.5km to Sarina State School & 8.4 km away from Sarina State High School.

There is plenty of room for holiday makers who can stay at the popular pet friendly Armstrong Beach caravan park & there are picnic areas to enjoy.

With every trip, you will enjoy the beautiful countryside & you will more than likely see a coal train on your journey.