



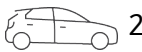
Duplex Oppurtunitie with great returns



5



2



2

46 Silky Oak Street, Kirwan

Sold for \$487,500 (Aug 08, 2024)

Raine&Horne Townsville welcomes 46 Silky Oak Street Kirwan to the market.

This solid two-Storey duplex in Central Kirwan presents an excellent investment opportunity with great returns.

Property Highlights:

- Location: Central Kirwan
- Units: 1 × 3-bedroom unit and 1 × 2-bedroom unit
- Land Size: 1060sqm block with a 25m frontage
- Bonus: Each unit has its own large, separately fenced backyard, providing tenants with a spacious lifestyle uncommon in most duplexes.

This duplex is not only ideal for investors seeking strong rental returns but also offers the potential for homeowners to live in one unit while renting out the other. It could also suit extended family living arrangements. For further development opportunities, please contact Townsville City Council.

Property ID: L29163615

Property Type: DuplexSemi-detached

Carports: 2

Steve Leumont

0499500032

steve.leumont@townsville.rh.com.au

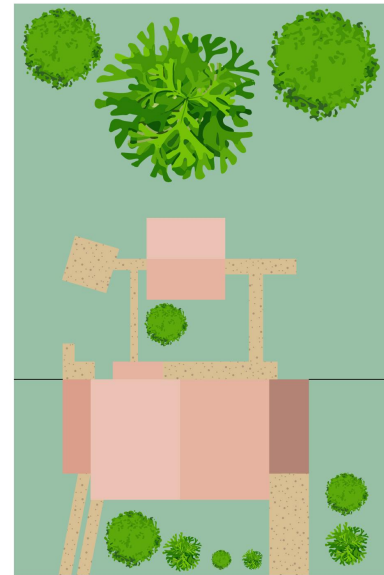
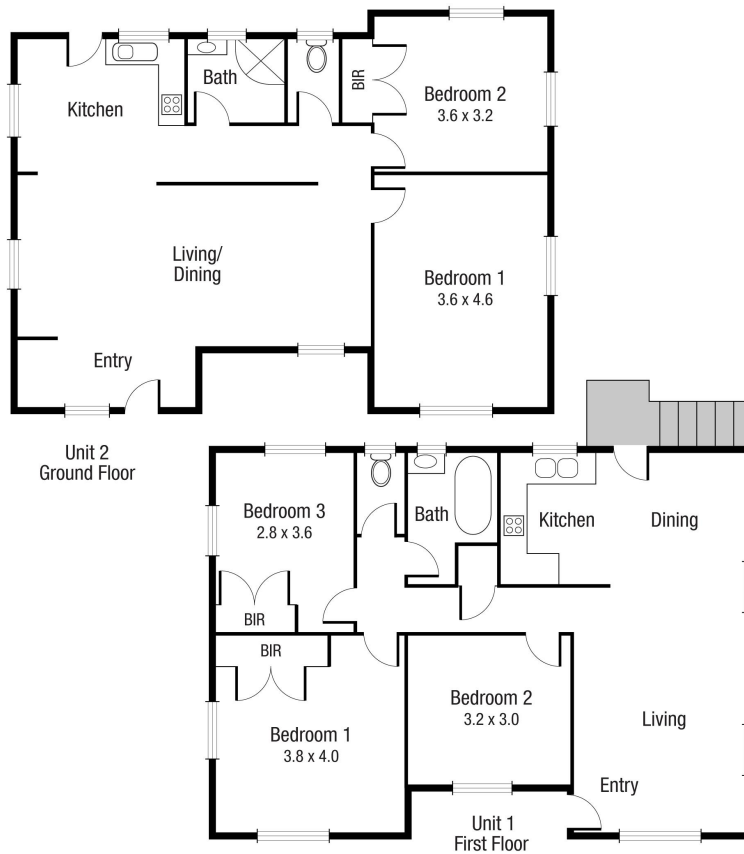
Unit 1: 3-Bedroom Unit (Upstairs)

- Interior: Well-appointed throughout
- Living Space: Air-conditioned, spacious living and dining area
- Kitchen: Good-sized with plenty of cupboard and bench space, gas hot water, and stove
- Bedrooms: All with fans, two with cupboards, and the main bedroom with A/C
- Bathroom: Separate toilet, bathroom with combined tub/shower, and a linen cupboard in the hallway
- Parking: Single carport with room for additional parking
- Outdoor: Large separately fenced rear yard with a laundry room and storage shed
- Security: Security screens

Unit 2: 2-Bedroom Unit (Ground Level)

- Interior: Well-appointed throughout
- Living Space: Spacious, open-plan tiled lounge and dining area
- Kitchen: Good-sized with pantry, gas hot water, and stove
- Bedrooms: Both with fans and built-ins, main bedroom with A/C
- Bathroom: Separate toilet and shower
- Parking: Single carport with room for additional parking
- Outdoor: Large separately fenced rear yard with a laundry room and storage shed
- Security: Security screens

Contact Steve on, 0499 500 032 to schedule a viewing or for more information on this fantastic investment opportunity.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA (UNIT 1): 78.3 sq.m
TOTAL AREA (UNIT 2): 77.9 sq.m

46 Silky Oak St, Kirwan