



**PRICE GUIDE:** Offers Over \$560,000

Area: 607 m2

## FANTASTIC OPPORTUNITY - CALLING ALL INVESTORS

Don't miss the perfect investor opportunity to own this well-maintained duplex sitting on 607m2 in the heart of Kirwan.

Comprising two x two-bedroom units with functional kitchens and bathrooms, open plan dining and living rooms, single carports and private back yards with a fence separating they offer the new owner a an ideal step into the Townsville Property market.

### THE PROPERTY (Mirrored)

- 2 Bedrooms with built-in wardrobes
- Large kitchen with ample storage and bench space
- Open-plan living & dining space
- Main bathroom with walk-in shower & separate toilet
- Internal laundry with direct external access
- Single Carport
- 607sqm block
- Unit 1 - Currently rented at \$340 per week



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