

**1-2/30 Langdon Street, Sarina, QLD, 4737**



**Duplex Semi-detached For Sale**

Wednesday, 13 November 2024

1-2/30 Langdon Street, Sarina, QLD, 4737

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex Semi-detached**

## **DOUBLE DUPLEX RETURNING \$685 PER WEEK IN TOTAL!**

Looking for an entry level dual investment?

1&2 / 30 Langdon Street, Sarina might tick the boxes for you!

Situated high and dry on an 809sqm block, block, steel/timber frame, fibro walls construction, approx. built the 80's, both duplexes consist of 2 bedrooms, 1-bathroom, internal laundry, open plan kitchen/living/dining, both have an open-air covered carport, joint backyard area

(PLEASE NOTE, THE ADVERTISING PHOTOS HAVE HAD ALL TENANT BELONGINGS PHOTOSHOPPED OUT, OUT OF COURTESY TO THE TENANTS)

(FOR ALL PLANING AND BUILDING INQUIRIES, PLEASE CONTACT MACKAY REGIONAL COUNCIL 1300 622 529)

(PLEASE NOTE THAT BOUNDARY LINES SHOWN ON PHOTOS ARE INDICATIVE ONLY)

- Mackay Regional Council Rates half yearly: \$2,696.45 (before discounts apply)

- 1/30 Langdon \$335 per week fixed term lease - 7 May 2024 to 6 May 2025

- 2/30 Langdon \$350 per week fixed term lease - 13 Jun 2024 to 12 Jun 2025

- Termite barrier installed

- List of other maintenance and items updated available on request

- Short walk to Sarina State High School

- Minutes to the middle of Sarina, shops, New Hospital, Cafes, Woolworths and IGA

- Short drive to the surrounding beaches

- 35 minutes to Mackay, 2 hours out to the Bowen Basin Mines

To fully appreciate the opportunity to buy into the Sarina & The Beaches Market an inspection is simply a must!

Disclaimer:

The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.