

# 11 Denison Street, Bowen, QLD, 4805



## House For Sale

Friday, 15 November 2024

11 Denison Street, Bowen, QLD, 4805

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Kyli McCrae  
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## EASY COTTAGE WITH INCOME STREAM

This two bedroom cottage provides an easy addition to your rental portfolio. There is a lovely tenant in place returning \$390 per week and this tenant is more than happy to resign a new lease with the new owner. Solid bones with this property, lovely timber flooring throughout and a easy maintenance fully fenced 607m2 parcel of land makes this property the perfect option for either investors or owner occupiers. The kitchen is in great condition, both bedrooms are very spacious and there are undercover outdoor living spaces features on the front and rear of the home. The property is just minutes away from Schools, parks and shopping making this a very central location to base yourself from. There is plenty of scope for improvements with this home, but it is already presenting very well.

### THE FIGURES:

Current Rent: \$390 per week

Lease: Periodic Tenancy (2 months notice required for vacant possession)

Rates: Approx \$1750 per half year

From this position you are only a short walk to high school, parks and Woolworths. A very central position and an affordable property option. Be sure to attend our open homes, properties in this price bracket are snapped up quickly and this one is sure not to last.