

**43 Cook Street, North Ward, QLD, 4810**



**House For Sale**

Wednesday, 18 December 2024

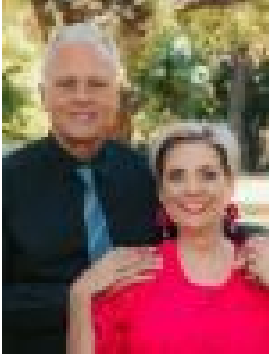
43 Cook Street, North Ward, QLD, 4810

**Bedrooms: 12**

**Bathrooms: 6**

**Parkings: 6**

**Type: House**



Paul Melissa Kotze  
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## **FOR SALE: Block of 6 Units - Prime Location North Ward**

Full Disclosure: Virtual Staging used for presentation

An outstanding investment opportunity in the heart of North Ward! This block of 6 x two-bedroom units offer exceptional potential with NO STRATA FEES, providing significant long-term savings for the new owner.

### Unit Configuration:

#### Ground Floor:

- Spacious kitchen with electric stove, oven, fridge space, and dining area
- Comfortable lounge with internal wooden stairs leading to the top floor

#### Top Floor:

- 2 spacious bedrooms with built-in wardrobes and air conditioning
- 1 bathroom
- Balcony off the main bedroom, perfect for enjoying the sea breeze

### Additional Features:

- 1 designated car park per unit
- Air conditioning for comfort in North Queensland's climate

### Location Highlights:

- The Strand - a short walk to the iconic beach and lifestyle hub
- Coles Shopping Centre nearby for convenient shopping
- Close to public transport, cafes, and local amenities

Rent Return: \$115,440 p/a

Rates:

Lease Information: All 6 units currently have a lease in place, with the option to renew at the end of the respective terms.

This is an exceptional property for investors looking to secure a block of 6 units in one of Townsville's most desirable suburbs.