



1/70 Epping Way, MOUNT LOW, QLD 4818

For Sale – Unit 1, 70 Epping Way, Mount Low - Fantastic unit in quiet and tidy duplex in stunning family orientated suburb.

Welcome to Unit 1 at 70 Epping Way, Mount Low – a beautifully presented unit in a tidy duplex, located in one of Townsville's most desirable coastal suburbs.

Whether you're an owner-occupier seeking lifestyle and location, or an investor looking for a high-yield, low-maintenance asset, this property ticks all the boxes.

Property Overview

138sqm living area featuring 3 spacious bedrooms, 2 bathrooms, and a modern kitchen flowing into the open-plan lounge

Private outdoor deck perfect for entertaining or relaxing

Remote lock-up garage secure parking for one vehicle

Generous yard space ideal for pets, kids, or gardening

TYPE: For Sale

INTERNET ID: 300P182263

SALE DETAILS

Offers Over \$520,000

CONTACT DETAILS

Stephen Lane
0488022067

• Split-system air-conditioning and ceiling fans throughout

• Corner block • great curb appeal and privacy

• Prime location • walking distance to Mount Low's Big and Little Dog Parks, playgrounds, and just minutes to Bushland Beach, Northshore Tavern, and shopping precincts

• Easy access to the Ring Road and Bruce Highway

Key Details

Council Rates: Approx. \$1,552.85 per half year

Water Component: Approx. \$539.50 per half year

Body Corporate Fees: \$3,280.00 (Admin) + \$840.00 (Sinking) per year • paid quarterly

Current Tenancy: \$465 per week with \$1,800 bond • lease expires 26 October 2025

Rental Appraisal: \$530 per week • approx. 5.3% gross yield

Why You'll Love It

Unit 1 offers the perfect blend of lifestyle and investment potential. Located close to the beach, parks, and local amenities • including the renowned Mount Low Dog Parks • this property is ideal for families, retirees, or investors.

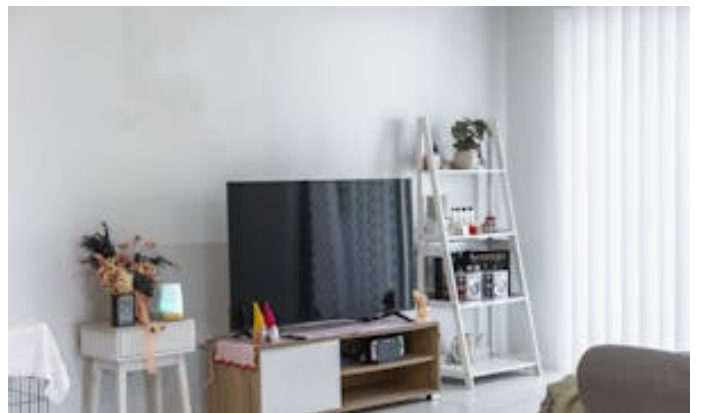
With tenants vacating at the end of their lease in October, the property is well suited to owner-occupiers looking to move in, or investors seeking a seamless transition with strong rental returns.

Inspection Details

Due to new tenancy laws and the upcoming lease expiry, inspections are limited to two entries per week and require 48 hours' notice. Viewings are by appointment only.

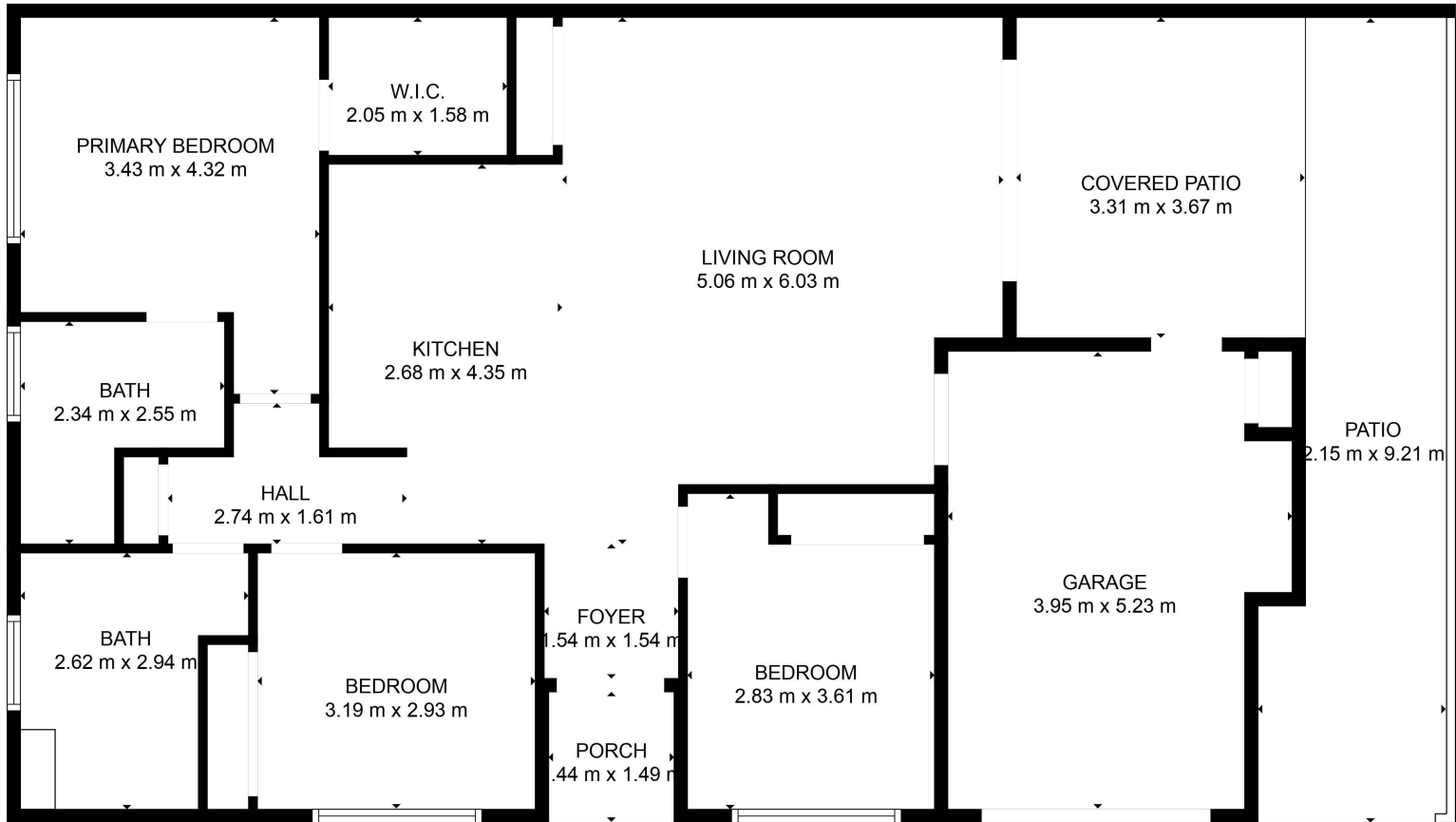
An open home may be scheduled on Sundays at the tenants' discretion • they've been fantastic throughout the process.

- Building Area: 138.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage









TOTAL: 96 m²
 FLOOR 1: 96 m²
 EXCLUDED AREAS: GARAGE: 19 m², PORCH: 2 m², COVERED PATIO: 12 m²,
 PATIO: 16 m²
 WALLS: 10 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.