



## 37 Coyne Street, JULIA CREEK, QLD 4823

### Stop Paying Rent or Start Earning It

An outstanding opportunity for investors to secure a high-yield, low-maintenance property in the heart of Julia Creek. Currently tenanted at \$350 per week, this home offers an attractive return from day one.

Well-presented and easy to maintain, the property features a modern kitchen with good storage and functionality, along with a comfortable living area equipped with split system air conditioning for year-round comfort.

Set on a fully fenced block, the home is practical and well-suited to tenants seeking a low-maintenance lifestyle.

#### Key Features:

- \* 2 well-sized bedrooms
- \* Modern kitchen
- \* Split system air conditioning

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P194828

#### SALE DETAILS

**\$260,000**

#### CONTACT DETAILS

**Elders Smith and Elliott  
Townsville**

- \* Fully fenced yard
- \* Neat, tidy, and low-maintenance
- \* Rental income: \$350 per week
- \* Covered Parking

Whether you're an investor chasing solid returns or a buyer looking to escape the rental cycle, this neat and affordable home is a smart choice.

Enquire today to secure this strong-performing asset.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,004.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single carport



