



45 Midshipman St, South Mission Beach



## Modern Duplex - 2 x 2 Bedroom with Lock up Garage !

- \* First time for sale
- \* Both units leased
- \* Award winning design, built 2012
- \* Lock up garage and large outdoor patio

Unlock the door to a lucrative investment with this modern duplex that promises not just a home, but a lifestyle of convenience and comfort, generating dual rental income!

Situated on an expansive 811m<sup>2</sup> level block in a tranquil cul-de-sac, this property is just a short walk from the beach, making it popular with tenants.

Both units feature 2 bedrooms, main bathroom, open plan living area, lock up garage/laundry and a covered outdoor patio and are fully air-conditioned.

🏠 4 🍽️ 2 🚗 2 📏 811 m2

**Price** SOLD for  
\$690,000

**Property Type** Residential

**Property ID** 3337

**Land Area** 811 m2

### Agent Details

Tania Steele - 0448 250 499

### Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens  
Street Mission Beach QLD  
4852 Australia  
07 4088 6880

With a full concrete driveway, there's also room for parking a 2nd vehicle.

Built in 2012 and winning a Master Builders Award in FNQ for a duplex design, provisions were also made for access and mobility.

\* Combined rental currently \$540/per week (with increases to \$600 per week on the next renewal)

\* Current rates approximately \$3300/6 months including water

Marketed exclusively by Tania @ Tropical Property -  
Inspections by appointment only please : )

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