



POSITIVE INCOME PROPERTIES



Disclaimer: Façade image is for illustration only

and may vary from final council approved plan.

GEMINI S DUPLEX



2 2 1 1

FULL TURNKEY DUPLEX SINGLE CONTRACT

SUBURB: Aitkenvale

REGION: Townsville

HOUSE SIZE: 135m²

LAND SIZE: 494m² (total lot)

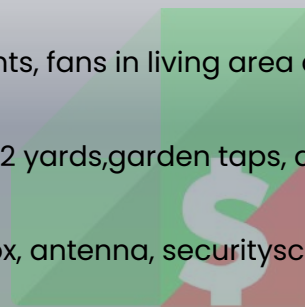
RENTAL ESTIMATE: \$630-\$650/wk**

Design Features

- Stone benchtops to kitchen and bathroom cabinetry
- Stainless steel kitchen appliances including dishwasher
- 600mm x 600mm rectified tiles-floor to ceiling in bathrooms
- Quality carpet to all bedrooms
- Reverse cycle air-conditioning (in all brms & living areas)
- LED downlights to all living areas and bedrooms
- 2.6M raised ceiling hts, fans in living area and all bedrooms
- Driveway, fencing x 2 yards, garden taps, and turf
- Clothesline, letterbox, antenna, security screens, and blinds
- Site works, council charges, and standard construction costs included*

\$699,900

Purchase Price





**POSITIVE INCOME
PROPERTIES**

OUR PROCESS

Positive Income Properties has access to hundreds of investment properties across Australia. We use DEAPS to deliver Low Risk High Return properties for our client and we arrange to meet our clients' Goals, Aspirations and within their Budget.



DETERMINE

Determine your investment property goals and financial capability.



EVALUATE

Evaluate the market and focus on locating suitable properties.



ASSIST

Assist in securing finance with our industry partners.



PROVIDE

Provide support in all aspects of the build to handover



SOURCE

Source reliable tenants and property management.

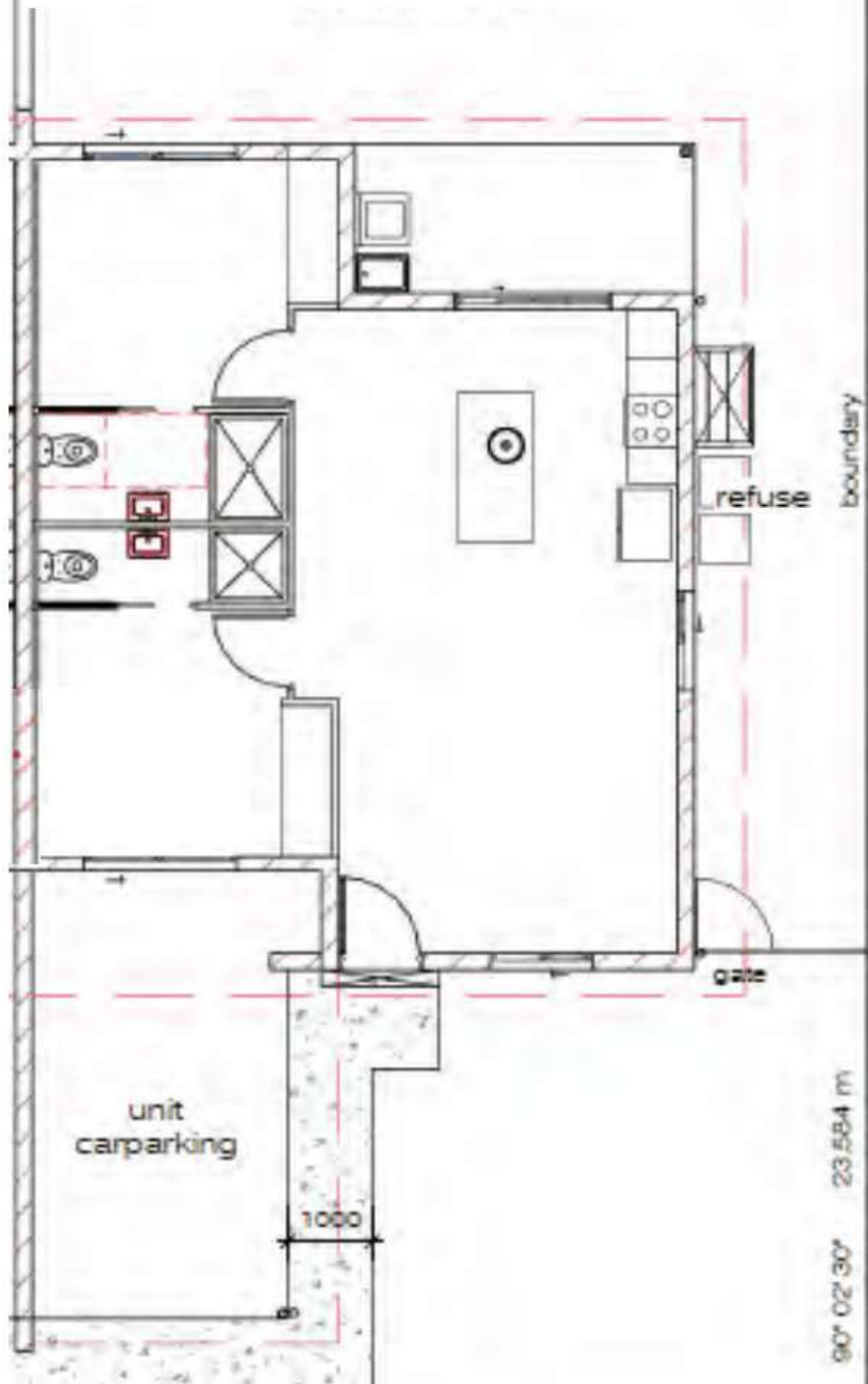


+61 468 037 484



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Fenced Yard



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Hermit Park Qld 4812
PO Box 281 Townsville Qld 4810
P: 07 4772 2022
F: 07 4772 5691
ABN: 51 010 884 321

02 July 2026

To whom it may concern,

CURRENT RENTAL MARKET APPRAISAL

A current rental analysis is listed below providing you with a range of rental value. I trust that the following information will be of assistance when considering the rental range provided.

When assessing the rental value of a property, we take into account factors that assist in leasing your property promptly. This includes a comparison of similar properties, current vacancies and market trends. Obtaining realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment.

Rental Appraisal: \$630.00-\$650.00 per week.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved in the given time and may be used to test the market. The lower figure is based on what may appeal to a tenant quickly. Somewhere in between, would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

It may depend on your personal situation as to the rent asked. If you require a tenant urgently it may be that you will consider starting at the lower figure appraised. Alternatively, you may choose to test the market to see if the higher figure can be achieved and see what feedback tenants inspecting provide. We will, of course, keep you informed along the way.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as required. Lessors using our management services are provided with regular appraisal at the end of each lease or annually, whichever comes first. If possible, we aim at achieving a higher rent for Lessors although this depends on many factors, such as the condition of the property and the current market activity.

Our team would be delighted to manage your investment with your individual needs in mind. If you have any further questions, please do not hesitate to contact me on **0412 370 636** or tahnee.kirkman@tsvharcourts.com.au

Kind regards,

Tahnee

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82 Charters Towers Road Hermit Park 4812 | kingsberry.com.au

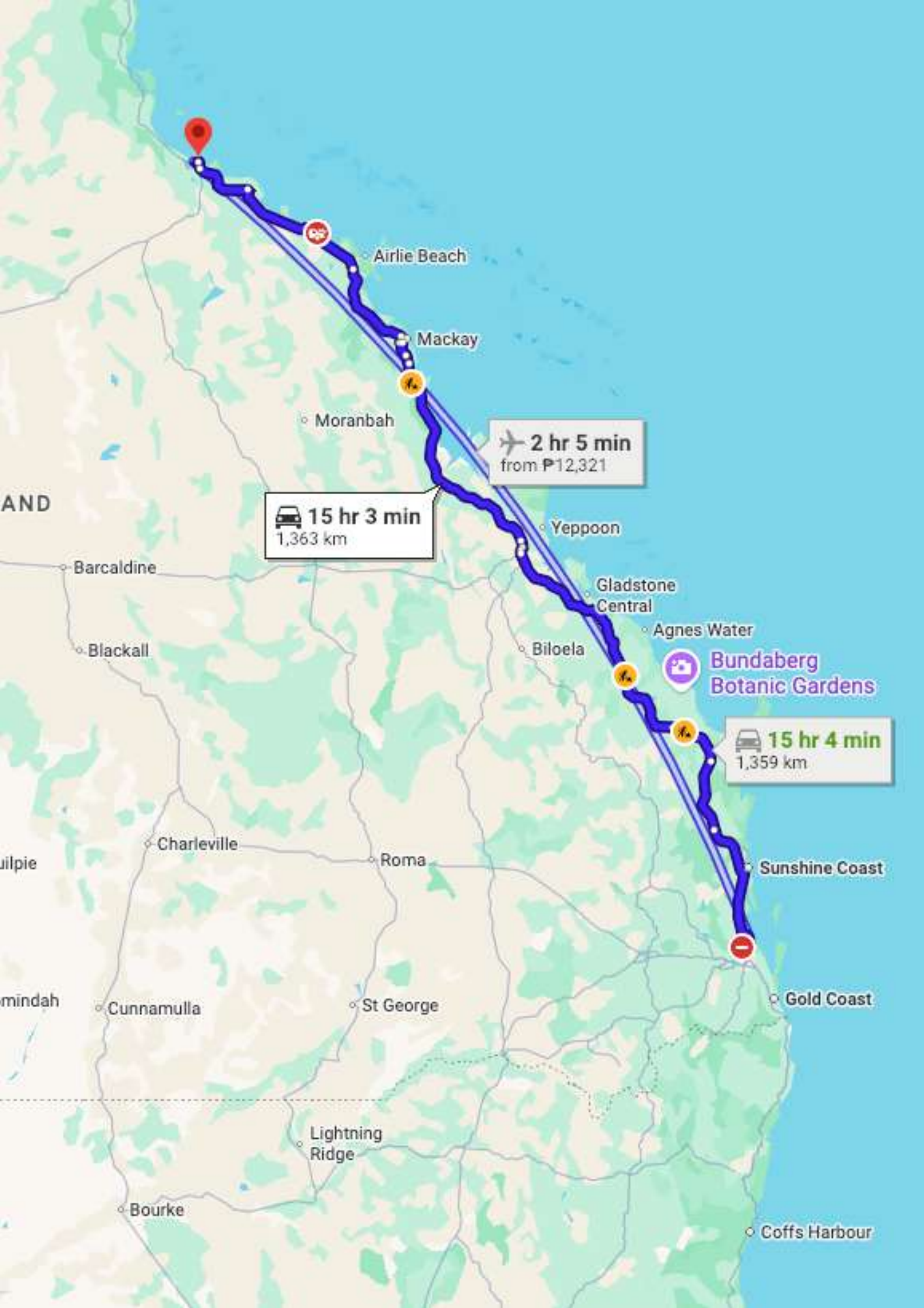


Tahnee Kirkman

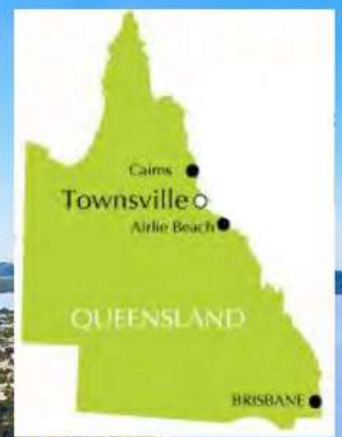
New Business Team

Harcourts Kingsberry

****Note that the above assessment of achievable rental value has been based off the best available market evidence at the time of preparation. Due to variations in market conditions, available property and general market movement, this assessment should be treated as an indication of rental value only****



LOCATION: TOWNSVILLE



SUBURB OF AITKENVALE TOWNSVILLE REGION, QLD

PROPERTY MARKET

Property market insights for Aitkenvale

Median sale price and rental income of properties in Aitkenvale QLD

House

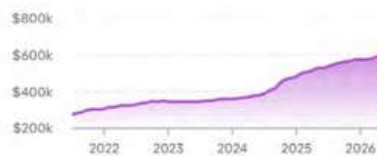
Unit

Median price trend for houses

Based on 68 sales in the preceding 12 months

\$640,000

Past 12 month growth: **20.8%** ↑



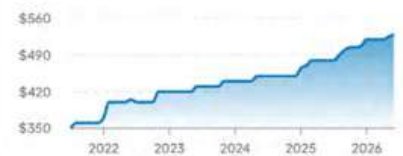
2 BED	3 BED	4 BED	5+ BED
\$575k	\$593k	\$730k	\$1.01m

Median rent trend for houses

Based on 55 listings in the preceding 12 months

\$530 per week

Past 12 month growth: **10.4%** ↑



2 BED	3 BED	4 BED	5+ BED
\$440	\$520	\$660	\$638

Last month Aitkenvale had 10 properties available for rent and 7 properties for sale. The median sold price for houses over the last year is \$640,000. Aitkenvale has seen an annual compound growth rate of 20.8% for houses.

0.98%

Current Vacancy Rate



27

Rental Stock Available



4,790

Population



38.19%

Rental Population



CLOSE TO HUB PUBLIC TRANSPORT



**STOCKLAND
SHOPPING CENTRE**
A MAJOR BUS TRANSPORT HUB

MATER PRIVATE HOSPITAL JUST 8 MINS



2,000 STAFF AND MEDICAL SPECIALISTS

LAVARACK BARRACKS JUST 5 MINS



OVER 6,700 STAFF AND MILITARY PERSONNEL
UNIVERSITY HOSPITAL JUST 4 MINS



6,250 PEOPLE ARE EMPLOYED AT THE HOSPITAL

CLOSE TO UNI, HOSPITAL & BARRACKS



LOCATION IS CLOSE TO TOWNSVILLE CBD



WALKING DISTANCE TO SHOPS SCHOOLS



THE DUPLEXES ARE LESS THAN 5 MINS WALKING DISTANCE TO STOCKLAND'S TOWNVILLE SHOPPING CENTRE - 205 STORES AND OVER 2500 JOBS

ESTABLISHED SUBURB INFILL LOCATION



DUPLEX HOMES CLOSE TO EVERYTHING



AITKENVALE JUST 12-14 MINS TO CBD

