

Sold



12 Taylor Ct, Caboolture



## TWO INCOMES - NO BODY CORPORATE FEES - RETURNING \$750PW

Presenting 12 Taylor Court Caboolture, a dual key investment opportunity not to be missed.

Crafted to maximise the income for the savvy investor with two properties on one title, low maintenance and NO BODY CORPORATE FEES.

Both units have open plan living, kitchen and dining areas, access to on street and off-street parking, a single secured garage with a shared driveway and separate fenced backyards with a covered patio area.

Rental income is currently \$750 per week for both properties, with the possibility of increasing with lease renewal in the future.

Unit 1= Currently rented @ \$410 per week (due for renewal 18/4/24)

- 3 Bedrooms - ensuite to master bedroom
- Separate bathroom and toilet
- Open plan kitchen, dining & lounge
- Air conditioned and ceiling fans
- Single garage with remote control
- Covered outdoor patio
- Easy care garden

Unit 2- Currently rented @ \$340 per week (due for renewal 9/1/25)

🚗 4 🏠 3 🚗 2 📏 404m2

**Price** SOLD for \$717,000  
**Property Type** Residential  
**Property ID** 10464  
**Land Area** 404 m2

### AGENT DETAILS

Jason Gayler - 0403 623 863  
Nigel Lucas - 0413 351 603

### OFFICE DETAILS

Zillmere  
378 Zillmere Rd Zillmere, QLD,  
4034 Australia  
0403623863



- 1 bedroom with built in wardrobe
- Modern kitchen and dining
- Main bathroom includes shower, toilet and vanity
- Covered outdoor patio
- Air Conditioned and ceiling fans
- Fully fenced backyard

#### Location

- 380M Australian Christian College
- 700m Pumicestone State School
- 900m to Pumicestone Shopping Centre
- 2 km to Caboolture Hospital
- 2.7km to Caboolture CBD
- 3 km to Big Fish Junction (New Coles & Bunnings)
- 3.2km to Bruce Highway

This property is well maintained and with excellent tenants in place, there is nothing to do!

Contact me today to for more information or to book a private inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*