







A RARE DUPLEX OPPORTUNITY – ONE OWNER – NO BODY CORP !!

Situated at the end of a cul-de-sac on an elevated 948m2, this 7 year old dual residence represents a rare opportunity to rent both for a healthy return or live in one and rent the other to off-set mortgage repayments. The location is conveniently close to primary and high schools plus all local amenities and just 7 minutes to the centre of town.

Both open plan tiled living/dining areas have the comfort of reverse cycle air conditioning and the large kitchens boast plenty of bench and cupboard space, along with modern appliances (inc dishwasher).

The spacious bedrooms (each main with ensuite) are positioned at each end of the residences for added privacy.

Entertaining and alfresco dining under the covered rear entertainment areas adds more dimensions to living in comfort and style.

The yard is fully fenced with double gate side access, perfect for a boat or caravan.

This is a unique opportunity in a town experiencing solid growth, just I hour from some of the Sunshine Coasts best beaches.

- RENTAL INCOME: $970 per week;
- RATES: $2,900 PER HALF YEAR (TAKE OFF APPROX $380 FOR TENANTS WATER CONSUMPTION.

4 4 2 948m2

Price	SOLD for $775,000
Property Type	Residential
Property ID	10739
Land Area	948 m2

AGENT DETAILS

George Trovas - 0411 073 363

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

- EACH SIDE IS SEPARATELY METERED.

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