



17 Redcedar Pl, Morayfield



## DUAL INCOME - NO BODY CORPORATE FEES!

Located in Morayfield rests this dual occupancy residence. Offering two separate tenancies with leases in place or the option to keep one as an investment and live in the other in time to come.

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 grassed backyards with a covered patio area.

Rental income is currently \$780 per week for both properties on a periodic lease.

New Rental appraisal November 2024 - \$870-\$910:

Unit 1- (4 Bedrooms 2 Bathrooms 1 Car) \$500-\$520 per week

Unit 2- (1 Bedroom 1 Bathroom 1 Car) \$370-\$390 per week

Unit 1 - Currently rented @ \$410 per week( increase to \$500-\$520 per week)

- Four bedrooms with built-in robes and ceiling fans
- Ensuite to master bedroom and generous size main bathroom
- Spacious kitchen with ample cabinetry and dishwasher

🚗 5 🏠 3 🚗 2 📏 451 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	11065
<b>Land Area</b>	451 m2

### AGENT DETAILS

Jason Gayler - 0403 623 863

### OFFICE DETAILS

Zillmere  
378 Zillmere Rd Zillmere, QLD,  
4034 Australia  
0403623863



- Open plan, air-conditioned living area
- Internal Laundry
- Security screens throughout
- Low maintenance, fully fenced yard
- Single remote lock up garage
- Covered outdoor area

Unit 2 - Currently rented @ \$370 per week(increase to \$370-\$390 per week)

- One bedroom with built-in wardrobe and ceiling fan
- Modern kitchen with dishwasher
- Open plan living and dining with air-conditioning
- Internal Laundry
- Covered outdoor area
- Fully fenced back yard
- Single remote garage with internal access

Morayfield is a high growth location with strong employment opportunities, high rental demand, close to schools, shopping centres and public transport.

For more information or to arrange a private viewing, please contact me today.

*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.*