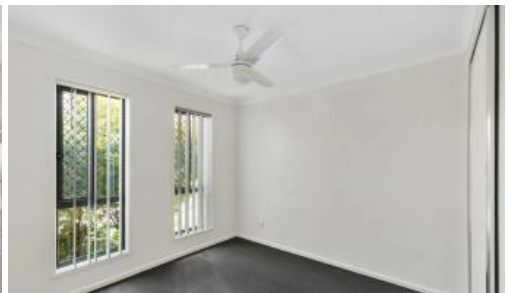


Sold



36 Coogera Ct, Morayfield



SOLD BY NIGEL LUCAS & JASON GAYLER

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 patios.

Rental income is currently \$825 per week for both properties.

New Rental appraisal November 2024 \$890-\$920 per week

Unit 1-(3 Bedrooms 2 Bathrooms 1 Car) \$500-\$520 per week

Unit 2-(2 Bedrooms 1 Bathroom 1 Car) \$390-\$400 per week

Unit 1 - Currently rented @ \$450 per week (due for renewal February 2025)

- Lowset three bedrooms with built-in robes and ceiling fan
- Ensuite to master bedroom and generous size main bathroom

🚗 5 🏠 3 🚗 2 📏 600 m2

Price SOLD for \$872,000

Property Type Residential

Property ID 11077

Land Area 600 m2

AGENT DETAILS

Jason Gayler - 0403 623 863

Nigel Lucas - 0413 351 603

OFFICE DETAILS

Zillmere

378 Zillmere Rd Zillmere, QLD,

4034 Australia

0403623863



- Open plan kitchen with stone bench tops and stainless steel appliances
- Seperate tiled dining room or study
- Open plan tiled living room with air-conditioning
- Covered patio directly off the living area
- Low maintenance, fully fenced yard
- Security screens to windows and doors
- Single remote lock up garage
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Unit 2 - Currently rented @ \$375 per week (due for renewal May 2025)

- Two bedrooms
- Modern kitchen with dishwasher
- Well appointed main bathroom
- Air-conditioning and ceiling fans
- Open plan living and dining
- Fully fenced back yard
- Huge covered patio directly off dining and living area
- Security screens to windows and doors
- Single remote lock up garage

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

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

Contact me today to for more information.

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.