



Unit 72, 120 Duffield Rd, Kallangur



## INVESTORS DREAM

This Townhouse is the best on the market today and is ideal for a savvy investor. A must see. There is a great tenant in place until November 2021.

ANZAC Approach offers easy access to bus, train and the Westfield Shopping Centre. Widely seen as the best Townhouses in Kallangur. Built 7 years ago, they consistently have the lowest vacancy rates for the area.

A large modern kitchen with a breakfast bar, electric wall oven, stainless steel range hood, dishwasher, stone bench tops and lots of practical bench space. A spacious court yard has plenty of room for the kids to play and there is a generous family and dining area.

The complex offers a swimming pool, gym and plenty of visitor parking.

The property will be vacant in early May 2021 however for the astute investor, the low maintenance nature of the property, solid rental return of \$350 per weeks makes this the ideal investment. There are a waiting list of tenants ready to go.

Body Corporate is only \$67 per week (including sinking fund) and council rates a low of \$34 per week.

Note that we are waiting for professional photos to be taken and the images are for indicative purposes only.

Be quick or miss out!

3 2 1 131m<sup>2</sup>

**Price** SOLD for \$269,000

**Property Type** Residential

**Property ID** 4329

**Land Area** 131 m<sup>2</sup>

**Floor Area** 113 m<sup>2</sup>

### AGENT DETAILS

Nigel Lucas - 0413 351 603

### OFFICE DETAILS

North Lakes  
 SHOP 15 9 Discovery Dr North  
 Lakes, QLD, 4509 Australia  
 0413351603



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