







GREAT INVESTMENT - DUAL OCCUPANCY ~ 5% GROSS YIELD : RENTED AT \$760 A WEEK

Introducing 46 Wellington Road, located adjoining the prestigious North Quarter Estate of Murrumba Downs: A dual dwelling comprising a 2-Bedroom Upper Floor Unit with 1 Bathroom above a 3-Car Lockup Garage and located to the rear a luxurious 3-Bedroom Ground Floor Unit with 2 Bathrooms and 2-Car Port on a Spacious 705 sq.m. Block. The front and rear units have a firewall between them allowing for the possibility of separate titles.

This modern and beautifully constructed home was built in 2010 to an exceptional standard, ensuring long-lasting quality and offering substantial tax depreciation benefits. The property boasts numerous impressive features that make it an excellent investment opportunity.

The property is occupied by two fantastic long-term tenants who pay a combined \$760 a week, offering a stable and reliable income stream for savvy investors for a gross rental yield of $\sim 5\%$ PLUS the tax depreciation.

There is also an opportunity to construct an additional dwelling in the rear garden.

It's worth noting that a nearby 866 sq.m. vacant block has received an offer of \$850,000!

The front, self-contained unit has a balcony with amazing views.

The rear ground floor unit is gated to allow use of the extensive garden.

Price SOLD for \$805,000

Property Type Residential

Property ID 6159 Land Area 705 m2 Floor Area 279 m2

AGENT DETAILS

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

OFFICE DETAILS

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Contact Nigel Lucas for further information.

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