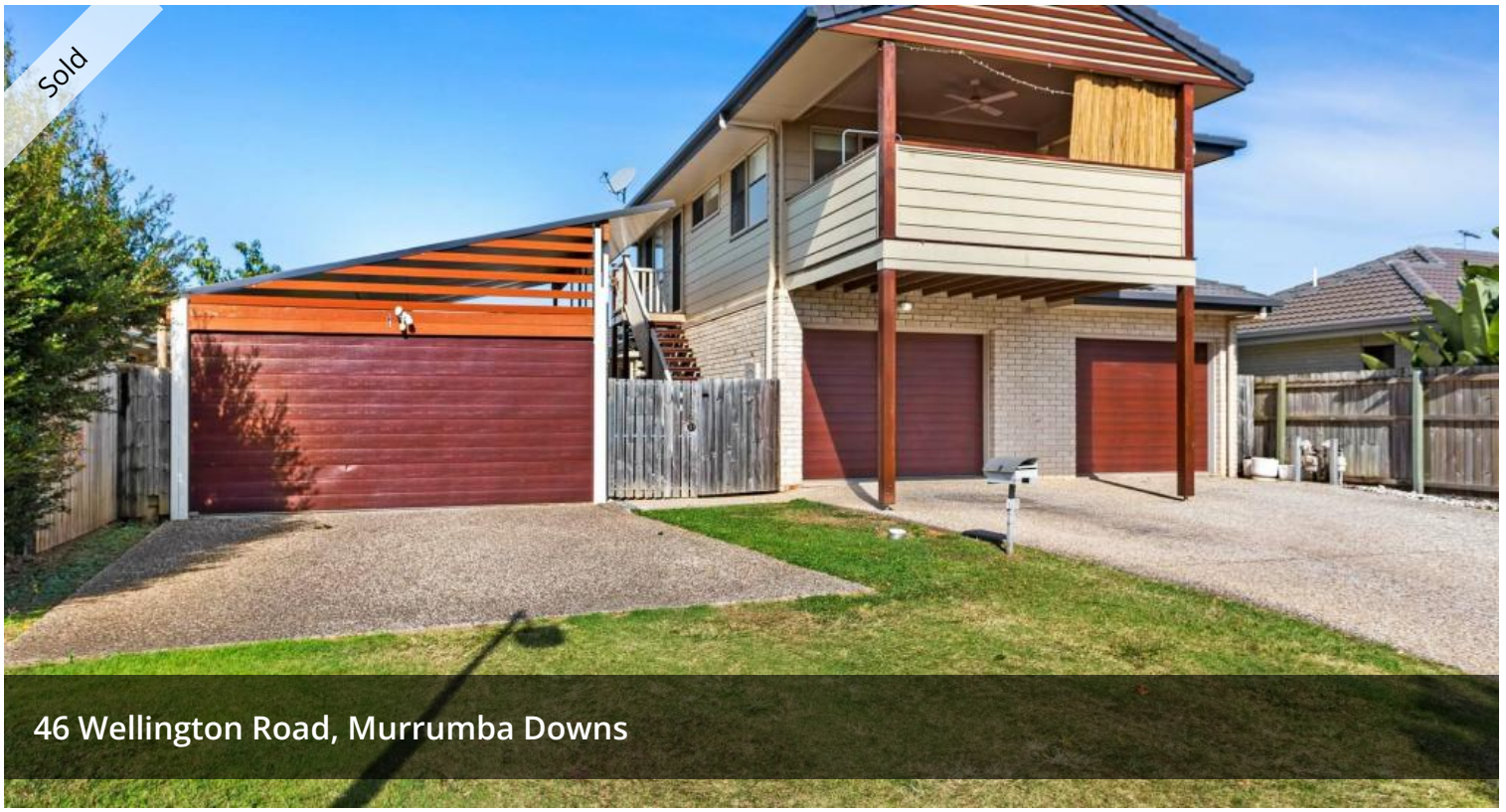








GREAT INVESTMENT - DUAL OCCUPANCY ~ 5% GROSS YIELD : RENTED AT $760 A WEEK

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 ~ 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.

5 3 5 705m2

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

North Lakes
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Contact Nigel Lucas for further 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.