



FOR SALE

NUNDAH'S ONLY PURPOSE BUILT DUAL LIVING RESIDENCE

Brand new 5 bedroom, 4 bathroom, 2 car Queenslander home, ready for you to move into. Dual living design offers modern mature families real flexibility. It is perfect for blended families or families with young family adult children who want the proximity of living together but the privacy and separation of their own space. Combine your borrowing power, reduce your costs and buy something bigger. Grand parents or adults can live on one level and their independent children in the other. Self-employed home based business owners are also finding the configuration perfect for combining a business on one level and living on the other. The lower level has a fully self-contained 2 bedroom apartment with large kitchen and living areas and spacious bedrooms. On the upper level is a 3 bedroom self-contained apartment with magnificent 3m VJ ceilings, large bedrooms and living area. Dual living is an emerging trend as people recognize the limitations of housing built around the needs of the nuclear family.

For investors the dual living design provides two income streams with a greater rental yield and return on investment than a single rental. Rental expectations:

- Upper level 3 bdr, 2 bth - \$525 per week
- Lower level 2 bdr, 2 bth - \$425 per week
- Body Corporate fees \$2,600 per year

Check out the weekend open times or arrange a private inspection. To view or download a more detailed ebrochure visit <http://www.donhannay.com.au/20-49-57-robinson-rd,-nundah.html>

5 BED | 4 BATH | 2 CAR

PRICE:
\$849,000

OPEN FOR INSPECTION:
N/A



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Floor plan



Internal : Level 1 - 89sqm; Level 2 95sqm Total: (184sqm)

Porch: 11sqm

Entry porch 11 sqm

Garage: 31 sqm

Exclusive use land area: 258sqm (approx)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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