



**SOLD**

## UNDER OFFER

Investors, first home buyers and downsizers take note. This 2 bedroom duplex is a great opportunity to secure your footing in sought after Ashmore. Close to schools, shopping, and medical precincts, and only a short drive to the University and beaches, this suburb is a hot spot for those wanting a central and convenient place to call home.

Situated on a quiet cul-de-sac street, this duplex offers a simple and easy lifestyle. Both bedrooms have built in robes and offer views over the back yard, where there is plenty of grassed area for kids or pets to play. The renovated kitchen offers loads of cupboard space and features quality stainless steel Blanco appliances. There is air-conditioning to the main bedroom and living areas.

Ready to move in as is, but with scope to add your own personal touches this property also offers great rental yield potential for the astute investor – with a rental appraisal of \$350 per week.

### Property Features

- Low maintenance, single level living.
- Modern kitchen with stainless steel Blanco appliances.
- Timber look vinyl flooring throughout.
- Two bedrooms with built in robes.
- Bathroom and separate toilet.
- Single lock-up garage and single carport.
- Air-conditioning to master and living rooms.
- Large fully fenced back yard and undercover outdoor entertaining area.
- Garden shed.
- Rental Appraisal \$350\* per week.
- Council Rates \$800\* per 6 months.
- Body Corporate (Strata Building Insurance) \$430 per annum\*

\*approximately

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$275,000**

**OPEN FOR INSPECTION:**  
**N/A**



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