



## FOR SALE

### CASH SAVINGS GOING BACKWARDS? NOT HERE.

Now is the time to switch strategy and put your money back into property. With the RBA cash rate now at a never seen before record low of 1% and maybe going lower still, savings deposits are being squeezed. If tax is payable on interest earned then really what's the point in having your money in cash? Here is your chance to double your rental income with a split level dual independent living home in the inner Brisbane metro area.

Hidden inside this inner-city gem is a renovated 6 bedroom split-level home with separate upstairs/downstairs independent living areas.

Homes with the opportunity for dual independent living are becoming more sort. People look for better and more affordable living solutions as well as a tax effective income stream. Single dwelling houses are designed around the needs of the nuclear family. While this type of housing is still important, more mature families are discovering they can combine their resources and end up with a better home, cheaper living costs whilst maintaining their independence.

Dual living also has the benefit of providing a valuable rental income. Live in one and rent the other out. The home is in a quiet cul de sac street yet close to the city, transport, schools and shopping.

View by appointment only.

#### Upper level

- 3 bedrooms, 1 bathroom
- Polished timber floors
- New kitchen
- North facing deck with elevated views
- Separate entrance
- Separately metered power
- Instantaneous gas hot water
- Rental estimate \$400 per week

#### Lower level

6 BED | 2 BATH | 2 CAR

PRICE:  
\$689,000

OPEN FOR INSPECTION:  
N/A



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Floor plan - Level 1  
42 Childers St, Kedron



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.