



## FOR SALE

### DUPLEX UNITS! GREAT INVESTMENT

Proudly marketed by your Local Gympie Agents, Ian & Janelle PYE.

Hard to beat this for a great investment opportunity. Currently renting at \$400.00 per week. Solid low maintenance brick and colour bond duplex units located in the highly sought after Southside area and close to Schools, Shopping, Medical facilities and everything else that you may need. No work needed. Long term tenants are secure and happy to stay. Near 100% continuous tenancy for many years with the current owners. That is the proof of a very good investment. There is even a bus stop right at the front door for convenience. This is a great duplex investment in a good location with a good return to match. You had better be quick if you want to be the savvy investor that picks this one up.

#### Unit 1-

Open plan tiled kitchen, dining and lounge area with modern decor and finishes  
Two good sized bedrooms with built-in robes and carpeted  
Separate bathroom and internal laundry  
Attached Single Carport  
\$200.00 per week rent return

#### Unit 2-

Open plan tiled kitchen, dining and lounge area with modern decor and finishes  
Two good sized bedrooms with built-in robes and carpeted  
Separate bathroom and internal laundry  
Attached Single Carport  
\$200.00 per week rent return

2 BED | 1 BATH | 1 CAR

#### PRICE:

\$358,000 DUPLEX UNITS

#### OPEN FOR INSPECTION:

N/A



**Ian and Janelle Pye**

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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.