



**SOLD**

## DUPLEX WITH GREAT RETURN

What a fantastic opportunity to add a quality property to your portfolio. This Duplex situated on a 599 sqm allotment includes 2 x two-bedroom units is situated in a very convenient location. With under house garaging and storage including a double size carport on unit 2. Tall shade trees combined with natural breezes & a high pitched roof create a cool environment for the family. Currently tenanted with a combined weekly rental income of \$600 a week ( \$31,200 annual ), this makes for a great investment. Conveniently located within walking distance to shops & public transport. Vincent Shopping Centre is only a few minutes' walk also.

Both Duplexes include.

- Carpet to bedrooms
- Timber floors
- Air conditioning
- Security screens
- Garden shed
- Car accommodation
- 599 sqm fenced allotment
- Tenanted with secured leases

For an inspection, please contact Grant from Davison @realty on 0413 984 703

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$450,000

**OPEN FOR INSPECTION:**  
N/A



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