



SOLD

TOO LATE ... IT'S GONE!. YOUR OWN 'MONEY TREE' @ SOLID \$46,000+PA RENT ... MODERN DUPLEX. SUPER 5+% GROSS YIELD. BRILLIANT EASTSIDE LOCATION.

What a find ... Superb DUPLEX – combining a Character home with a NEW EDGE plus a Modern Brick Villa – co-joined on 845m2 allotment.
Not just good ... this is a bloody GREAT INVESTMENT guaranteeing BOTH capital & income growth!!!
Rarely do Multi-Unit Dwellings of this calibre become available ... especially in such a superb location!
An Owner controlled complex – NO Body Corporate fees. Many options.
This is the 'best-value' complex I have had For Sale in a long time. Sensational Eastside location. Selling as a single allotment of land@845sqm - with two stand alone villa's on one title.

Strong and growing gross rental income ... at just under \$900/week.

Villa 1:- Beautifully revitalised Gable home. Recent quality renovation ... roomy home totally rebuilt inside in 2016.
Three (3) good size built-in bedrooms – main with air-conditioning. 'MasterChef' kitchen – quality quartz 'SileStone by Cosentino' benchtops, gas hob, dishwasher, loads of cupboards & benchspace and separate dining/meals area PLUS dedicated study nook/charging station.
Large lounge with high ceilings that spills to a massive sundrenched north facing deck/outdoor living room. Sparkling luxury bathroom. Reverse cycle air-conditioning. Low maintenance established gardens – a really roomy private courtyard. Exclusive Carport at the rear PLUS 8m x 4m space for Caravan and/or campervan.

Villa 2: Modern stand-alone Contemporary home. Near NEW three (3) bedroom, Ensuite & DOUBLE garage.
Rarely do homes of this calibre become available in a DUPLEX - quality built by local legend, Gordon Bourke Constructions.
'SuperChef' kitchen – quality quartz stone benchtops, sleek ceramic cooktop, dishwasher, loads of cupboards & benchspace. Large separate dining/meals area. Spacious dining/family space with very high vaulted ceilings ... that spill to a roomy covered outdoor patio ... and private north

6 BED | 3 BATH | 4 CAR

PRICE:
\$890,000

OPEN FOR INSPECTION:
N/A



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Villa 1 @ 2 Webb Street, Rangeville

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.