



SOLD

INVESTMENT OPPORTUNITY - DUAL INCOME @\$760PW

Dual key stand-alone 4 bedroom & 1 bedroom built in 2019. Crafted to maximise the income for the savvy investor with two properties on one title, maximising your income and controlling your expenses. Also suitable for an owner-occupier who can live in one property and rent the other as well!

Positioned on an elevated 663sqm block completely separate and fully fenced private yard. Large, concrete driveway and low maintenance, well-maintained grounds. The current tenants are taking extremely good care of each side.

These two properties are sold 'as one' and comprise one 4 bedroom unit and one 1 bedroom unit, with:

- Modern fixtures and fittings
- Air conditioning to main living & master to both units
- Ceiling fans to all bedrooms and living areas
- Stainless steel appliances
- Ready made tenants in place so no delay in rental income.

Unit 1 - Currently rented @ \$450 per week - lease in place to 24/07/2024

- Four bedrooms with built-in robes and ceiling fans
- Air-conditioning in living & master bedroom
- Main bedroom with ensuite and walk in robe
- Modern kitchen with dishwasher
- Open plan living area
- Single lockup garage with remote
- Covered outdoor balcony

Unit 2 - Currently rented @ \$310per week - lease in place to 16/7/2024

- One bedroom
- Bathroom
- Modern kitchen with dishwasher
- Air-conditioning and ceiling fans
- Open plan living and dining

5 BED | 3 BATH | 2 CAR

PRICE:
\$736,000

OPEN FOR INSPECTION:
N/A



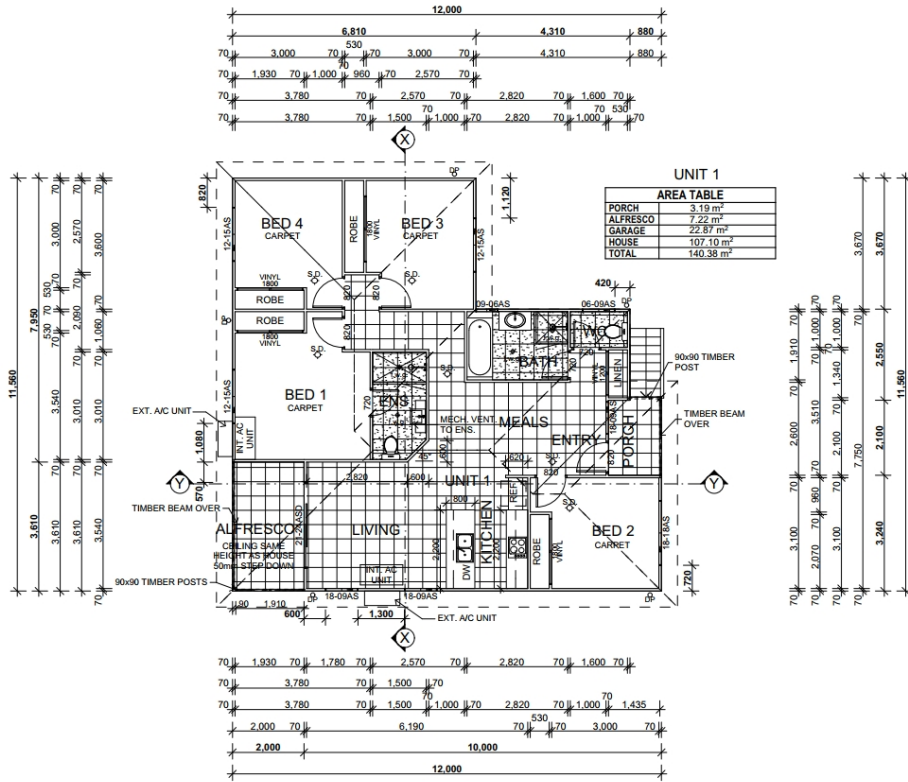
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UNIT 1

NOTE:
BRACING & TIE DOWN
PER ENGINEER'S
SPECIFICATIONS

APPLICATION REFERENCE NUMBER
9521/2017/PCP

NOTES:
- ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS OTHERWISE SPECIFIED.
- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994
- WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER BCA PART 3.8.3.3
- WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740
- ♣ = FLOOR WASTE GULLY
- Ⓜ = SMOKE ALARM IN ACCORDANCE WITH BCA 3.7.2
- ■■■■ DENOTES LOAD BEARING WALL



APPROVED
[Signature]
Plumbing Inspector

SCALE @ A3 - 1:100

ISSUE	DATE	AMENDMENTS
CONCEPT	09/06/2017	PRELIMINARY ISSUE
BA	03/11/2017	BA ISSUE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 1546-1:1999. DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO SET OUT AND CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALE FOR NET SCALE OFF PLAN. ALL TRACES TO CORNER UNLESS OTHERWISE SPECIFIED. PERMANENT TO THEIR WORKS.
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PROPOSED RESIDENTIAL DWELLING & AUX UNIT
LOT 5 BRENTWOOD DRIVE BERGINS RISE

DATE: 03/11/2017
DRAWN: NG

JOB NUMBER :
20170608

UNIT 1 FIRST FLOOR

ISSUE BA
3

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.

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