



**SOLD**

## MODERN DUAL-INCOME DUPLEX - NO BODY CORPORATE !

Built in 2017 this appealing property offers the opportunity to reap instant returns, with both dwellings currently leased allowing you to build your portfolio quickly, combined with NO body corporate fees, then this purpose-built investment property is it. This is a must see property for anyone looking to invest. Located in a sought after area , you are close to everything you could need, for a solid trouble free investment.

Rental income is currently \$640 per week for both properties, with the possibility of increasing with lease renewal in the future.

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 @ \$380 per week - lease in place to February 2023

- Four bedrooms with built-in robes and ceiling fans
- Air-conditioning in living & master bedroom
- Main bedroom with ensuite
- Kitchen including stainless steel appliances
- Open plan living area
- Single lockup garage with remote
- Covered outdoor alfresco area

Unit 2 - Currently rented @ \$260 per week - lease in place to October 2022

- Master bedrooms with ensuite
- Kitchen including stainless steel appliances
- Open plan living & dining
- Air-conditioning in living & master bedroom

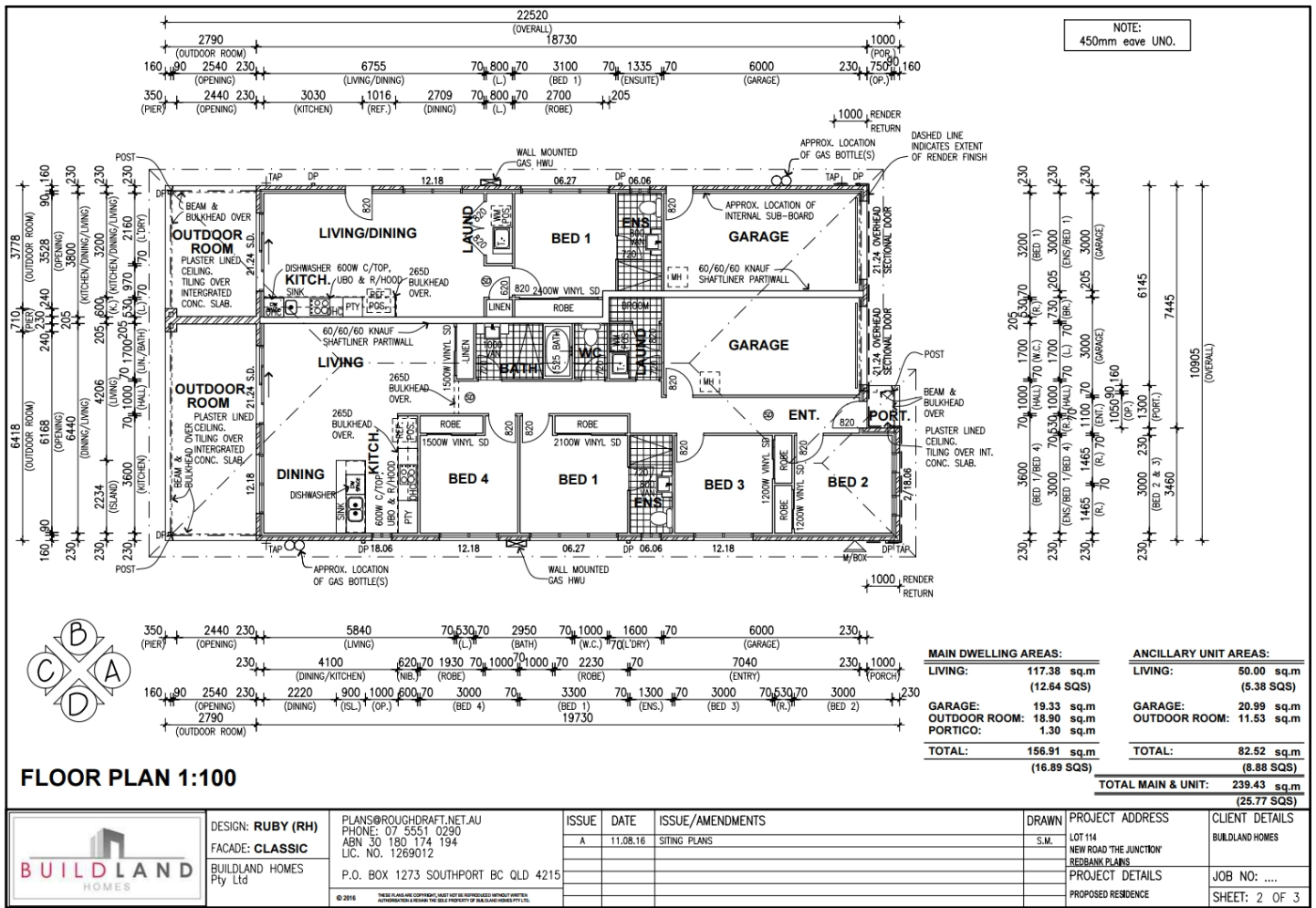
**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$620,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Karen Moke**  
**0406521370**  
karenmoke@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



DESIGN: RUBY (RH)  
 FACADE: CLASSIC  
 BUILDLAND HOMES Pty Ltd

PLANS@ROUGH-DRAFT.NET.AU  
 PHONE: 07 5551 0290  
 ABN 50 180 174 194  
 LIC. NO. 1269012

P.O. BOX 1273 SOUTHPORT BC QLD 4215

© 2016 THESE PLANS ARE CONFIDENTIAL AND NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE CLIENT PROPERTY OF BUILDLAND HOMES PTY LTD.

ISSUE	DATE	ISSUE/AMENDMENTS
A	11.08.16	SITING PLANS

DRAWN	PROJECT ADDRESS	CLIENT DETAILS
S.M.	LOT 114 NEW ROAD 'THE JUNCTION' REDBANK PLAINS	BUILDLAND HOMES
	PROJECT DETAILS	JOB NO: ....
	PROPOSED RESIDENCE	SHEET: 2 OF 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.

Karen Moke  
 0406521370  
 karenmoke@atrealty.com.au  
 www.atrealty.com.au

