

SOLD

RARE DUPLEX PAIR IN QUIET CUL-DE-SAC

Nestled in a quiet cul-de-sac, this contemporary & well-maintained Brick & Tile duplex pair of Units is one of those property opportunities not to be missed. The Area of Base Parcel is 896m2 and has no Easements, Encumbrances or Body Corporate.

Its location is superb with Parklands within strolling distance, it is but a short drive to Harbour Town Shopping Centre, the Gold Coast Hospital & Griffith University. Local Shops including Aldi, Primary Schools and Day-Care Centre's are also very close and there is ready access to public transport.

It is the owner's preference & instructions to sell the Duplex pair as a "package" Unit 2 is currently occupied by the owner with Unit 1 tenanted until July 2023. From an investment perspective, the yearly Yield in the current market is estimated to be a conservative 5.5% to 6.1%.

Features of Unit 1

- *Ground Level Private Residence: Floor Area – 164m2
- *3 Generous Bedrooms all with Built in Robes.
- *Master Bedroom with Ensuite & direct access to Private Patio
- *Large Tiled Open Plan Lounge & Dining Room
- *Kitchen boasts 2 x Draw Dishwasher, Wall Oven & Double Pantry.
- *Main Bathroom with Bath, Separate Shower plus separate Toilet
- *Large Internal laundry with Copious Bench Space & Overhead Cupboards
- *Undercover Front Patio access from Living Room
- *Reverse cycle Air conditioner in Living Area & Master Bedroom
- *Combo Light/Ceiling Fans Throughout
- *Timber Flooring in Bedrooms
- *Security Screens Throughout & Internal Security System
- *Solar Panels Installed
- *Double Auto Lock up Garage.
- *Private double driveway (not shared).
- *Fully Fenced Private Grounds
- *Established Low Maintenance Gardens.
- *Currently leased until July 2023 at \$580.00 per week.

Features of Unit 2

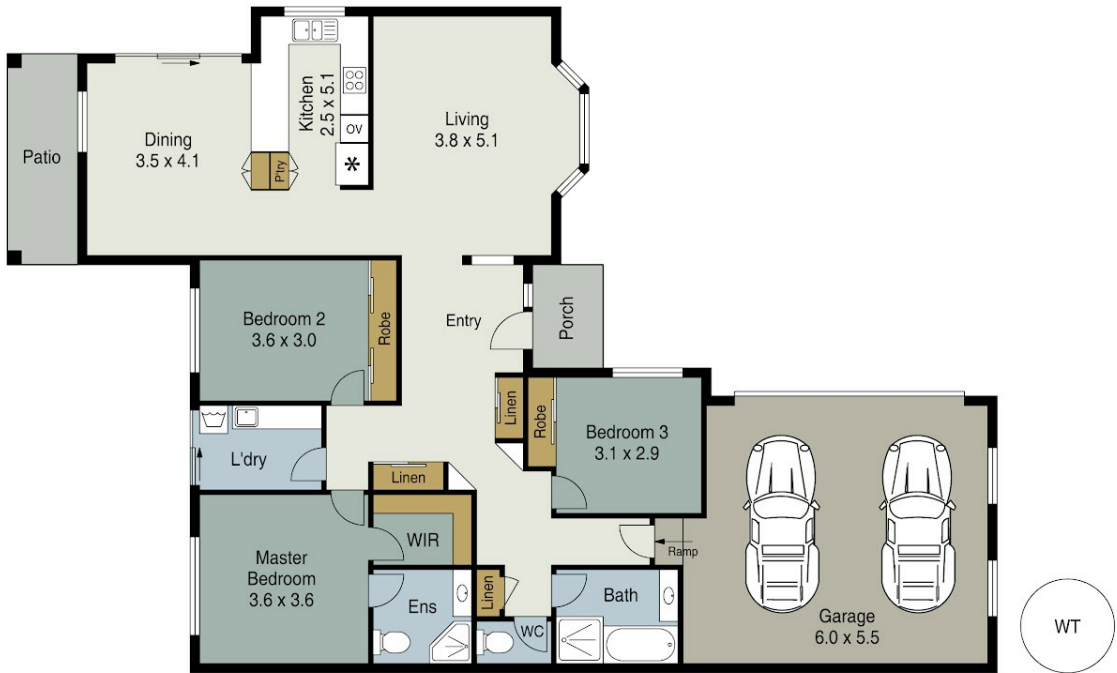
3 BED | 2 BATH | 4 CAR

PRICE:
\$730,000

OPEN FOR INSPECTION:
N/A



Margaret Baszko
0414806645
margaret.baszko@atrealty.com.au
www.atrealty.com.au



2 / 6 Souzy's Court, LABRADOR

3 | 2 | 2 | Int : 144m²
Ext : 45m²
Total : 189m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

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.