



SOLD

DETACHED FREEHOLD FULL DUPLEX PAIR ON 838SQM BLOCK

Offering the astute investor or future owner occupier the rare opportunity to purchase a full duplex pair on one title. Currently returning \$715 per week, but with the potential to increase this once the current leases have expired. The 838 sqm corner block is fully fenced and divided and offers each property the opportunity to appreciate the privacy of their own spacious outdoor areas. Dual street frontage gives each property its own driveway and double drive through garage with remote control door. Only minutes from schools, shopping centres, medical centre, and Sugar World Water Park. This is a quality duplex that will not disappoint.

FAST FACTS

- Built in approx. 2006. Block construction with Colourbond roof
- Detached dwellings with double drive through garage and ample space for all the toys
- Covered Outdoor entertaining areas
- Carpeted bedrooms with built-ins
- Separate W/C
- Unit 1 has an external Laundry, Unit 2 has a dedicated internal laundry
- Split system air conditioning

- Modern kitchens with plenty of cupboard space
- Fully security screened with ceiling fans fitted throughout
- Modern and functional bathrooms and additional internal storage
- Generously sized tiled open plan living and dining area with easy access to the rear patio

THE NUMBERS CRUNCH

- Rates approx. \$5,594 per annum
- Returning \$715 per week with the potential to increase on the expiry of the current Leases
- Rental appraisal \$840 - \$870 per week
- Unit 1 Fixed Lease to 18.5.24 Unit 2 Fixed Lease to 22.4.24
- Great Tenants in place

6 BED | 2 BATH | 4 CAR

PRICE:
\$675,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



1 & 2 /1 Nindii Close, Edmonton

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.