

SOLD

DUAL INCOME INVESTMENT OPPORTUNITY @\$850 PW

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. This is a must see property for anyone looking to invest located in a sought after area .

Rental income is currently \$850 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 3 bedroom unit and one 2 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 September 2024.

- Three 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 @ \$400 per week - lease in place to September 2024

- Master bedrooms with ensuite
- Kitchen including stainless steel appliances
- Open plan living & dining
- Air-conditioning in living & master bedroom
- Single lock up garage with remote
- Covered outdoor alfresco area

5 BED | 3 BATH | 2 CAR

PRICE:
\$790,000

OPEN FOR INSPECTION:
N/A



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GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Untils under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.33 (N2)

BUILDING AREAS (m²)

HOUSE

Living Area =	94.28 m ²
Garage Area =	20.88 m ²
Alfresco Area =	12.17 m ²
Porch Area =	2.07 m ²
House Area =	129.40 m²

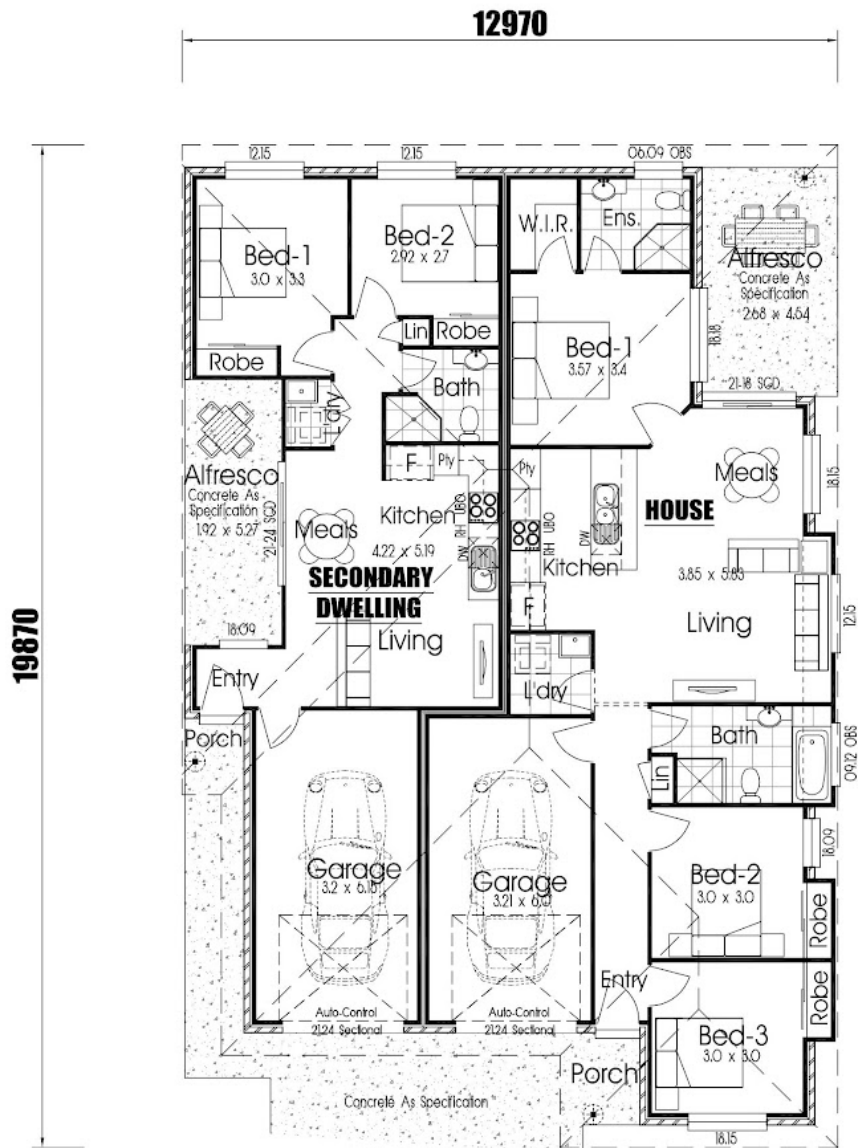
UNIT

Living Area =	58.05 m ²
Garage Area =	22.74 m ²
Alfresco Area =	10.14 m ²
Porch Area =	1.25 m ²
Unit Area =	92.18 m²

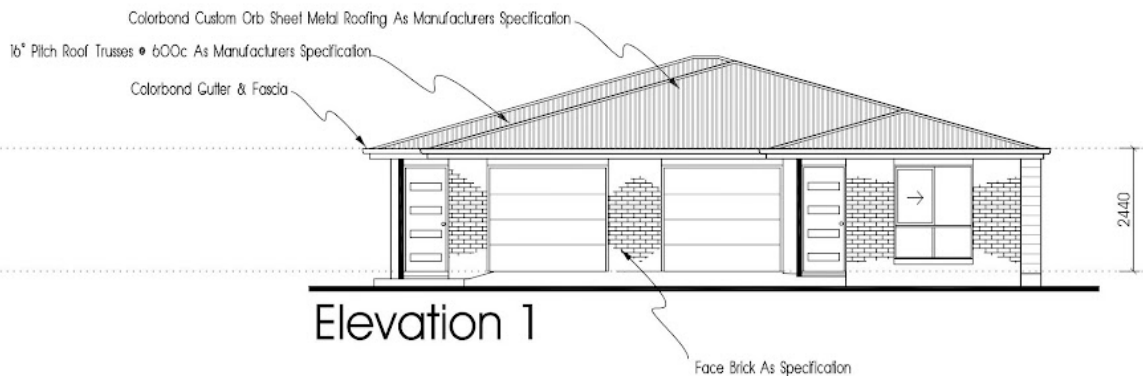
TOTAL AREA =	221.58 m²
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WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER =	68.33 lm
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Floor Plan



Elevation 1

PAUL VENOIR

QBCC Lic No: 1150343

HOUSE DESIGN:

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL

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.

CLIENT -
PROJECT - Proposed Dwelling at Lot 4
Pinelands Street
Ganlea

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PRELIMINARY ONLY

BUILDER -	[SIGNATURE]	Date -
Lot - 4	Parish - Mackenzie	Drawn - PDV
Plan No. - SP 285792	County - Stanley	Date - 17-11-2016
Area - 491m ²	Authority - Logan C.C.	Scale - 1:100

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Job No. 2016377 Page

