



SOLD

INVESTMENT OPPORTUNITY - DUAL OCCUPANCY RETURNING \$920PW

Opportunity knocks for the savvy investor with a dual-key property built in 2018 on a 481m²* allotment, in the developing suburb of Logan Reserve. Crafted to maximise the income with two properties on one title, maximising your income and controlling your expenses.

Rental income is currently \$920 per week for both properties.

These two properties are sold 'as one' and comprise one 3-bedroom unit and one 2-bedroom unit, with:

Features Include:

- Modern kitchen with stainless steel appliances
- Open plan, air-conditioned living and dining area
- Main bedroom with built-in robe
- Family sized, modern bathroom
- Covered patio for entertaining
- Single remote lock up garage

Unit 1 - Currently rented @ \$500 per week - lease in place to 01/10/2024

- Lowset
- 3 Bedrooms master with ensuite
- Air-conditioning
- Modern kitchen with dishwasher
- Open-plan living area
- Single lock-up garage with remote
- Private covered outdoor area

Unit 2 - Currently rented @ \$420per week - lease in place to 4/2/2025

- Lowset
- Two bedrooms
- Bathroom
- Modern kitchen with dishwasher
- Air-conditioning

5 BED | 3 BATH | 2 CAR

PRICE:
\$830,000

OPEN FOR INSPECTION:
N/A



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Wind Classification
W33(N2)

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.
- Unties 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 =	89.51 m ²
Garage Area =	21.43 m ²
Alfresco Area =	12.00 m ²
Porch Area =	2.14 m ²
House Area =	125.08 m²

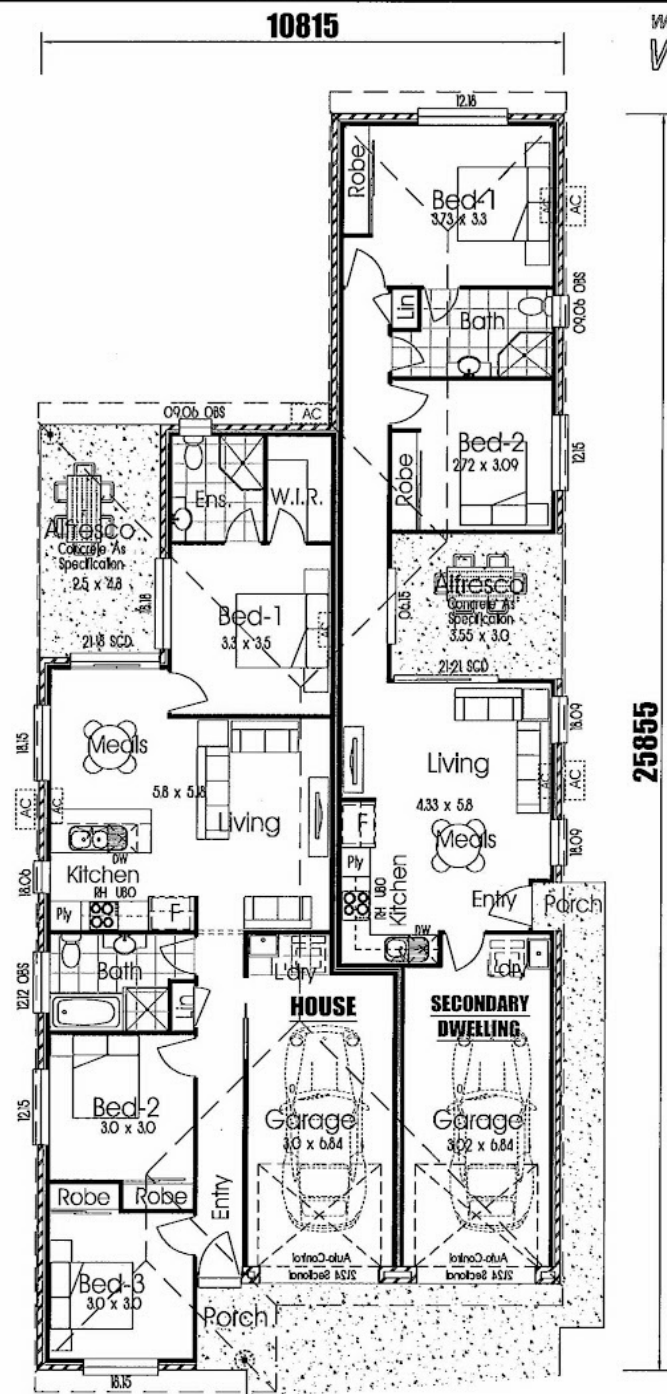
UNIT

Living Area =	69.68 m ²
Garage Area =	23.85 m ²
Alfresco Area =	10.65 m ²
Porch Area =	0.60 m ²
Unit Area =	104.78 m²
TOTAL AREA =	229.86 m²

WALL PERIMETER (Im)

EXTERNAL WALL PERIMETER - 81.64 Im

Floor Plan



Colorbond Custom Orb Sheet Metal Roofing As Manufacturers Specification
22 1/2" Pitch Roof Trusses • 600c As Manufacturers Specification



Elevation 1

PAUL VENOUR
BUILDING DESIGNER

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HOUSE DESIGN:
ARCHER - RH

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL

TORO HOMES

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.

PROJECT - Proposed Dwelling at Lot 134
Rothbury Street
Logan Reserve

PRELIMINARY ONLY

Lot - 134	Parish - Mackenzie	Drawn - PDV
Plan No. - SP	County - Stanley	Date - 30-01-2017
Area - 481m ²	Authority - Logan C.C.	Scale - 1:100

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