

## FOR SALE

### DUAL KEY INVESTMENT OPPORTUNITY!

Completed in 2019, this Dual-key property offers a great opportunity with a rental return of \$870 per week with 12-month new lease renewal.

Unit 1 - 3 spacious bedrooms with built-in robes and fans - The master bedroom offers an en-suite, walk-in robe, and air conditioning. Spacious kitchen with quality appliances and stone benchtops with plenty of cupboard space. A large open-planned tiled dining/lounge that includes air conditioning and opens to a patio / private backyard. Internal access single car remote garage

Unit 2 - Two bedrooms with built-in robes main bedroom with air-conditioner, all including fans and a well-appointed bathroom - Private side entrance - Large open plan kitchen, a living and dining room that opens to a patio / private backyard - Airconditioned main living area with tiled flooring. Single-car remote garage

#### Features & Accommodation:

##### Unit 1.

- :: Master with Ensuite bathroom / walk-in robe/air-conditioner /ceiling fan
- :: Two bedrooms with built-ins and ceiling fans
- :: Modern Kitchen, stone bench top, stainless steel appliances
- :: Main bathroom with separate bath & shower
- :: Separate laundry
- :: Single Remote Garage
- :: Covered alfresco
- :: Air-conditioned
- :: Currently rented - \$390 per week (increase to \$490 on 5th May 2024)

##### U2.

- :: Two bedrooms with built-ins
- :: Modern Kitchen, stone bench top, stainless steel appliances
- :: Air-conditioned
- :: Ceiling fans through-out
- :: Main bathroom with separate bath & shower
- :: Single Remote Garage
- :: Currently rented - \$380 per week

5 BED | 3 BATH | 2 CAR

PRICE:  
\$810,000

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.
- Lintels 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 (m<sup>2</sup>)

### HOUSE

Living Area =	93.89 m <sup>2</sup>
Garage Area =	20.49 m <sup>2</sup>
Alfresco Area =	13.27 m <sup>2</sup>
Porch Area =	1.13 m <sup>2</sup>
<b>House Area =</b>	<b>128.78 m<sup>2</sup></b>

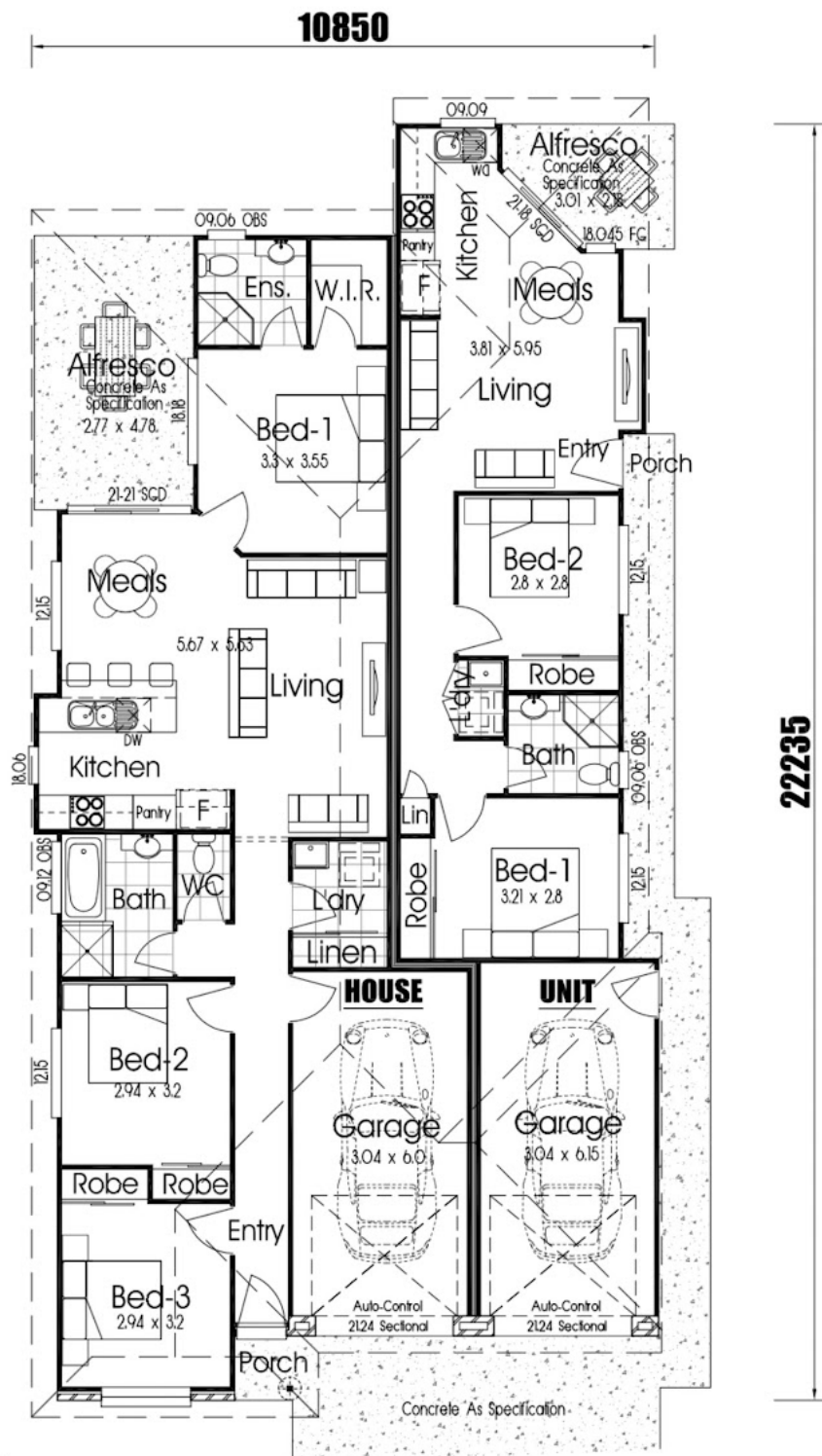
### UNIT

Living Area =	55.42 m <sup>2</sup>
Garage Area =	21.10 m <sup>2</sup>
Alfresco Area =	4.59 m <sup>2</sup>
Porch Area =	0.45 m <sup>2</sup>
<b>Unit Area =</b>	<b>81.56 m<sup>2</sup></b>

**TOTAL AREA = 210.34 m<sup>2</sup>**

## WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER - 66.19 lm



Screenshot

## Floor Plan

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.