



**SOLD**

## THE IDEAL INVESTMENT WITH INSTANT APPEAL

Spread your risk over 2 properties, now that's clever investing.

This near new six bedroom dual key property is impressively appointed and responds perfectly to modern living.

Comprised of two residences able to be rented independently of one another the property provides a combined rental income of \$690 per week, representing a return of approx 6.35%.

### Residence 1:

- Air-conditioned throughout.
- Open plan lounge and dining zone.
- Contemporary kitchen with stone benches, dishwasher, glass cooktop and rangehood.
- Four generous bedrooms all offering built-in robes.
- Ceiling fans throughout.
- Master bedroom boasting an ensuite.
- Centrally located main bathroom.
- Single automatic garage with internal access.
- Currently leased for \$380 per week until 21/10/2021

### Residence 2:

- Air-conditioned throughout.
- Open plan lounge and dining zone
- Contemporary galley style kitchen with stone benches, glass cooktop and rangehood.
- Two generous bedrooms with built-in robes.
- Ceiling fans throughout
- Very generous master bedroom
- Centrally located main bathroom
- Single automatic garage with internal access
- Currently leased for \$310 per week until 15/03/2022

Occupying a 490sqm block, the property is nestled in a quiet cul-de-sac, moments from Windaroo Valley State High School, with Windaroo Primary School, childcare, local shopping

**6 BED | 3 BATH | 2 CAR**

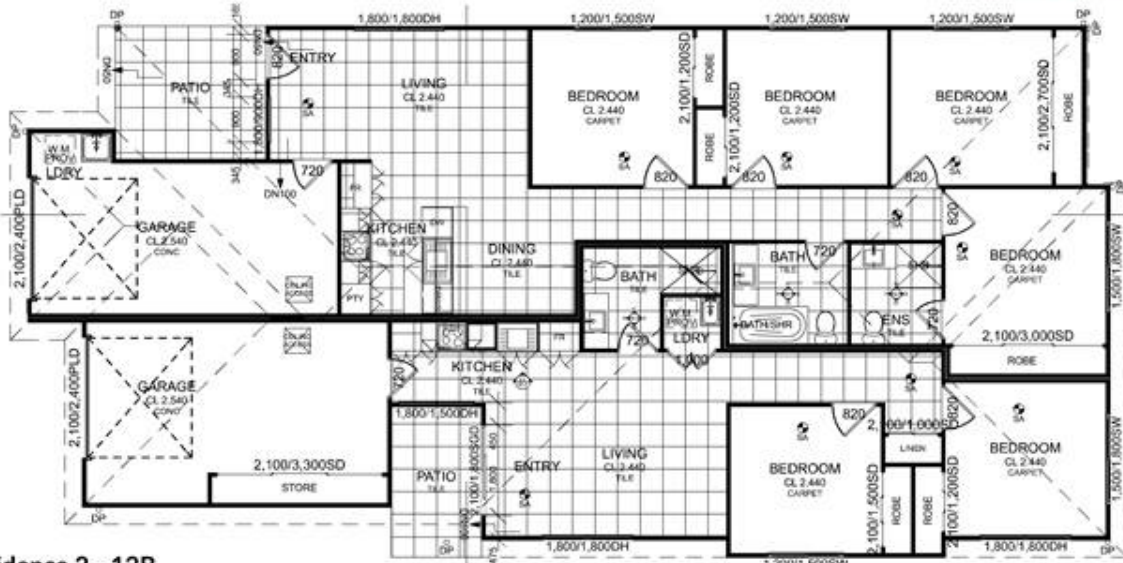
**PRICE:**  
\$565,000

**OPEN FOR INSPECTION:**  
N/A



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**Residence 1 - 12A**



**Residence 2 - 12B**

**12 Tabitha Ct,  
Bahrs Scrub**

**Total Floor Area 91.45m<sup>2</sup>  
Land Area 490m<sup>2</sup>**

This Diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers 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.