50 BIRCHGROVE CRESCENT, KALLANGUR, QLD, 4503









SOLD

BE QUICK AND MAKE AN OFFER ON THIS GREAT OPPORTUNITY - INVEST OR NEST

This dual occupancy Lowset Brick & Tile offers a 2 and 1 bedroom property. Each property boasts a well appointed open plan kitchen lounge and dining. The kitchen includes a dishwasher, 4 burner gas cooktop and oven, stone benchtops, and range hoods. There are Fans in bedrooms and living areas, along with split system air conditioner in each unit.

There are 2 options
1. - Great investment for your portfolio to add to your Superfund . The two properties combined income with 2 separate incomes with $390p/w and $340 p/w giving a 5.14% yield having a $37,960 pa for 2024 and due to increase in 2025 with a higher yield.
A Win Win with a Great yield , great location an quality finishes. Don't miss out on this wonderful opportunity

Option 2
- Dual living with your own space in the one property or teenagers or grandparents with their own space right next door. A fantastic opportunity.

Great location and just minutes away from local schools, parks, bus and train, making your daily commutes and school runs effortless. Enjoy the convenience of nearby shopping centres at Kallangur Fair and the nearby Westfield North Lakes , cafes, and restaurants, The area of Kallangur is surrounded by recreational facilities, parks, walking trails, and more.

Additional Features:
- Approximately 306sqm block
- Fully fenced
- 2 Automatic single garages with internal access
- spacious Outdoor areas
- Air conditioning
- Ceiling fans
- Security screens on all doors and windows
- NBN connected

Location approx. distances:

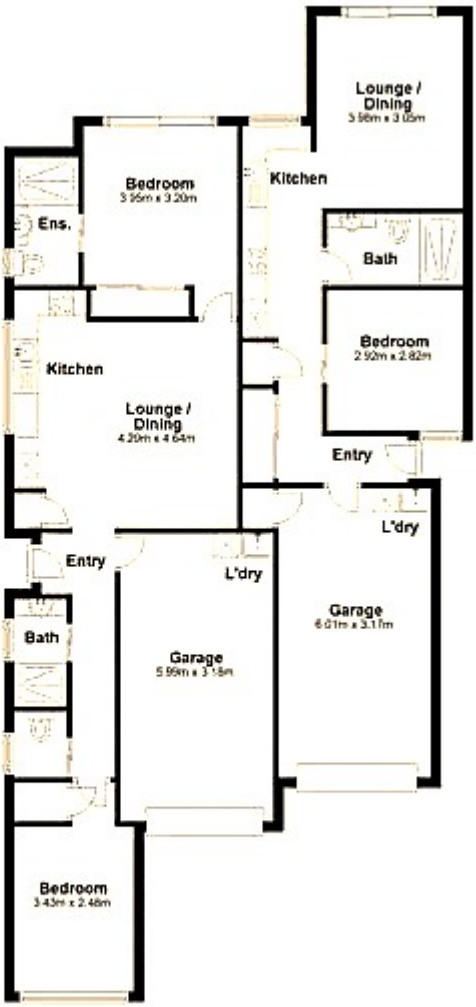
3 BED | 2 BATH | 2 CAR

PRICE:
$730,000

OPEN FOR INSPECTION:
N/A



Beverley Gibbons
0420807083
beverley.gibbons@atrealty.com.au
www.atrealty.com.au



50 Birchgrove Crescent, Kallangur

Total Area: Approx. 139.4 m²

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make 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.

Beverley Gibbons
0420807083
beverley.gibbons@atrealty.com.au
www.atrealty.com.au