



# FOR SALE

## EXCEPTIONAL INVESTMENT OPPORTUNITY!

This luxury 2022 Built dual key property is an ideal investment, boasting excellent long-term tenants and a promising return on investment. Positioned in a prime location, it offers both current and future growth potential, distinguishing it from standard investment properties.

### Property Overview:

Located on a spacious 400 m<sup>2</sup> block, this dual key property includes two separate units:

Unit 1: 3 bedrooms, 2 bathrooms, 1 car garage

Unit 2: 1 bedrooms, 1 bathroom, 1 car garage/carport.

### Unit 1 Features:

Living Area: Spacious open-plan living, dining, and kitchen area opening to a patio.

Kitchen: Modern with stone bench tops and ample storage.

Bedrooms: Three generous bedrooms, including a master bedroom with ensuite and a large wardrobe. All bedrooms are carpeted with built-in wardrobes and ceiling fans.

Climate Control: Air conditioning in the living area and master bedroom.

Bathrooms: Functional and neat, with an ensuite in the master.

Garage: Single lock-up remote garage with internal access and laundry facilities.

Outdoor: Fully fenced and secure backyard.

Lighting: LED lights throughout.

Rental Income: Currently \$550 per week, lease until 25/08/2025. Potential rental income is \$ 600 per week.

### Unit 2 Features:

Living Area: Open-plan living, dining, and kitchen area opening to a patio.

Kitchen: Modern with plenty of storage.

Bedrooms: One bedrooms with built-in wardrobes.

Climate Control: Air conditioning in the living area and master bedroom.

Bathrooms: A Beautiful great size bathroom.

Garage: Single Carport/garage and Separate laundry facilities.

Outdoor: Fully fenced and secure backyard.

4 BED | 3 BATH | 2 CAR

### PRICE:

High-Yield Investment Opportunity!

### OPEN FOR INSPECTION:

N/A



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