



**SOLD**

## DUAL KEY PROPERTY, DUAL INCOME 4 BD HOME + 2BD GRANNY FLAT

Unit 1 & Unit 2 /40 BROOKLANDS CIRCUIT, GOULBURN, NSW 2580

Dual Income Investment – Modern Property in Sought-After Teneriffe Estate!

Perfectly suited for savvy investors looking for a hassle-free, high-yield property. This newly built dual-key home, completed in 2023, offers two independent rental incomes from a single title, combining both a spacious 4-bedroom home and a self-contained 2-bedroom granny flat. Situated on a generous 701m<sup>2</sup> block, this property is an exceptional opportunity for anyone seeking a secure, long-term investment with tenants already in place.

Key Features:

Land Size: 701m<sup>2</sup>

Orientation: North-East facing backyard, perfect for year-round sunlight

Year Built: 2023

Dual Incomes: Two separate tenancies, offering a combined rental income of \$890 per week

Located in Teneriffe Estate, surrounded by high-quality homes and close to key amenities

Unit 1/40 Brooklands Circuit (Main House):

4 Spacious Bedrooms, all with built-in robes

Master suite with private ensuite

Open-plan living and dining area, ideal for family gatherings

Modern kitchen with electric cooktop, ample storage, and dishwasher

Split-system air conditioning for comfort year-round

Secure backyard with undercover alfresco – perfect for entertaining or relaxing

Single remote-control garage with internal access

Rental Income: \$500 per week

Lease Expiry: 20/07/2025 (Tenant happy to stay)

Unit 2/40 Brooklands Circuit (Granny Flat):

2 Comfortable Bedrooms, both with built-in robes

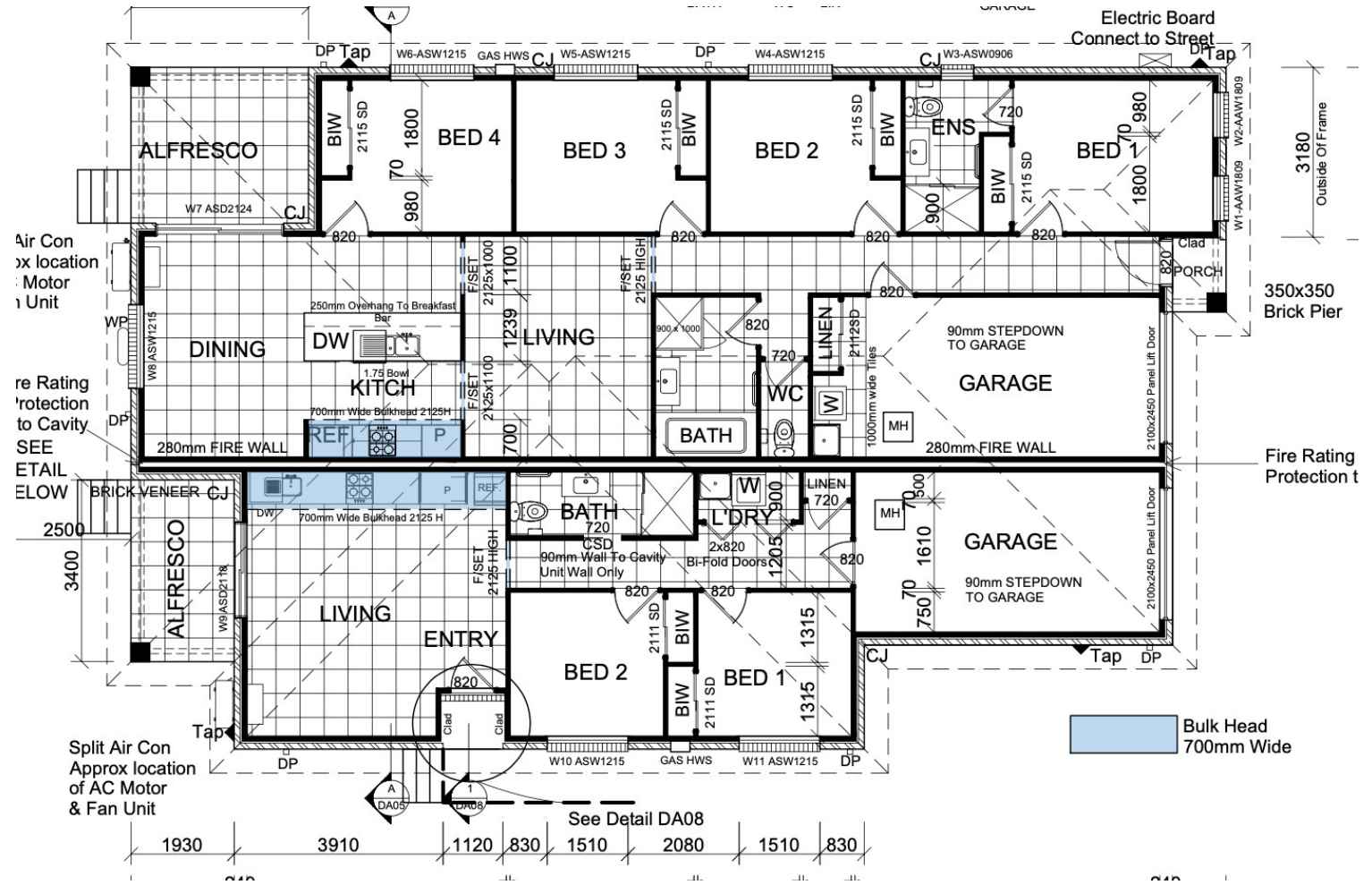
6 BED | 3 BATH | 2 CAR

PRICE:  
\$890,000

OPEN FOR INSPECTION:  
N/A



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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.

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