102 DUFFIELD ROAD, MARGATE, QLD, 4019









SOLD

RETURNING $840/WK RENT!

Live in one and rent the other - Dual Income Investment - Often sought, but rarely offered. Email me for a video walk-through.

The perfect investment - 2 flats only 900 meters to kilometers of sandy beach, walking/bike paths, cafes, bars and restaurants, shopping centre, schools and medical services - the location is amazing!

Construction – Built in 1950 of weatherboard, concrete block, hardwood and fibro construction, well fenced with timber perimeter fencing, garden shed for extra storage, double carport for off-street parking. There is potential for some renovation to improve capital.

The electricity is separately metered and paid by the tenants and the water is included within the rent which totals $840/wk. Council rates are approx. $545 per quarter and Unity Water is approx. $450 per quarter

The ground floor flat has been renovated and offers new paint, new kitchen & bathroom and has been completely re-wired. There are 2 large bedrooms and the living, dining & kitchen are open plan in design. Lease up for renewal in July 2025.

Upstairs offers potential to renovate and add value. There are 2 bedrooms, an eat-in kitchen, living room and an office area. Lease up for renewal in September 2025.

Dual living properties are often sought by investors for the above average yield and multi-generational families for convenience and affordability. Don't delay – contact Mike for further details and arrange an inspection today.

NOTE that the internal images have been altered to not include the tenants belongings.

4 BED | 2 BATH | 2 CAR

PRICE:
$780,000

OPEN FOR INSPECTION:
N/A



Mike Smithers
0402221163
mikesmithers@atrealty.com.au
www.atrealty.com.au