



SOLD

GREAT INVESTMENT OPPORTUNITY AWAITS!

I am proud to present to you this wonderful investment property ideally located in Caboolture. Within walking distance to the Pumicestone State School, Australian Christian College, Happy Hearts Child Care and the IGA + various shops. Dual rent with one property makes this purchase even more impressive. This property will not be for sale for long so call Mal now to purchase your piece of bricks and mortar and watch it grow. 6 bedrooms, 3 bathrooms all under one roof, This Dual key investment will sell fast.

Unit 1

- * A/C master bedroom with ensuite, carpet, fan & BIW
- * + 3 more carpeted bedrooms with fans and BIWs
- * A/C tiled Lounge/ Dining room
- * Open planned kitchen with elec stove & oven, D/washer
- * Main bathroom central to the home with extra large shower & bath
- * Seperate toilet
- * Under roof patio with fan
- * Instantaneous hot water
- * Single lock up garage

Unit 2

- * 2 bedrooms with WIRs
- * Master bedroom is A/C
- * Bathroom central to the home
- * Open planned kitchen, elec stove & oven & D/Washer
- * A/c lounge/dining room
- * Under roof patio with fan
- * Instantaneous hot water
- * Single lock up garage

I have a current and up to date rental appraisal of \$980 per week combined

It has the location, walking distance to everything & the combined rent for these two units is currently around \$852p/w, lease ends 30/6/2025. I have a new rental appraisal of \$550.00 for the 4 bedroom and \$430.00 for the 2 bedroom giving us a combined rent of \$980.00 p/w. Call Mal with any inquiries on 0429 535 197 or come along to the Open Home this Saturday. Not to often do you see a great investment property come along like this home. Whilst every precaution

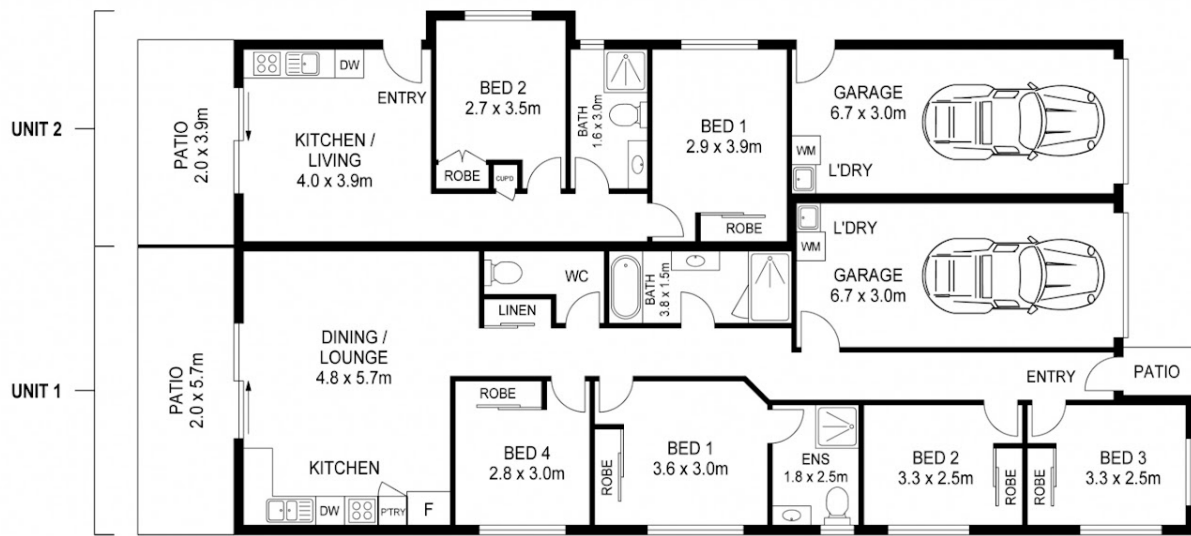
6 BED | 3 BATH | 2 CAR

PRICE:
\$545,000

OPEN FOR INSPECTION:
N/A



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ADDRESS

APPROX FLOOR AREA - UNIT 1 : 135m² UNIT 2 : 83m²



For illustrative purposes only. Not an engineering plan.

Whilst all effort is taken to be correct, this plan may contain inaccuracies or omissions and should be used only as a guide. No representations are made as to the condition, operability or legal status of anything depicted.

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.