



**SOLD**

## DUAL INCOME INVESTMENT PROPERTY - @\$845PW COMBINED

Dual key stand-alone 4 bedroom & 1 bedroom built in 2019. Crafted to maximise the income for the savvy investor with two properties on one title, maximising your income and controlling your expenses.

Positioned on an elevated 491sqm block wholly separate and fully fenced private yard. Large, concrete driveway and low maintenance, well-maintained grounds. The current tenants are taking extremely good care of each side.

These two properties are sold 'as one' and comprise one 4-bedroom unit and one 1-bedroom unit, with:

- Modern fixtures and fittings
- Air conditioning to main living & master to both units
- Ceiling fans in all bedrooms and living areas
- Stainless steel appliances
- Ready-made tenants in place so no delay in rental income.
- Rental appraisal - \$945-\$990pw

Unit 1 - Currently rented @ \$495 per week - lease in place to 7/07/2025

- Four bedrooms with built-in robes and ceiling fans
- Air-conditioning in living & master bedroom
- Main bedroom with ensuite and walk in robe
- Modern kitchen with dishwasher
- Open plan living area
- Single lockup garage with remote
- Covered outdoor balcony

Unit 2 - Currently rented @ \$350per week - lease in place to 12/7/2025

- One-bedroom
- Bathroom
- Modern kitchen with dishwasher
- Air-conditioning and ceiling fans
- Open plan living and dining

**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$815,000

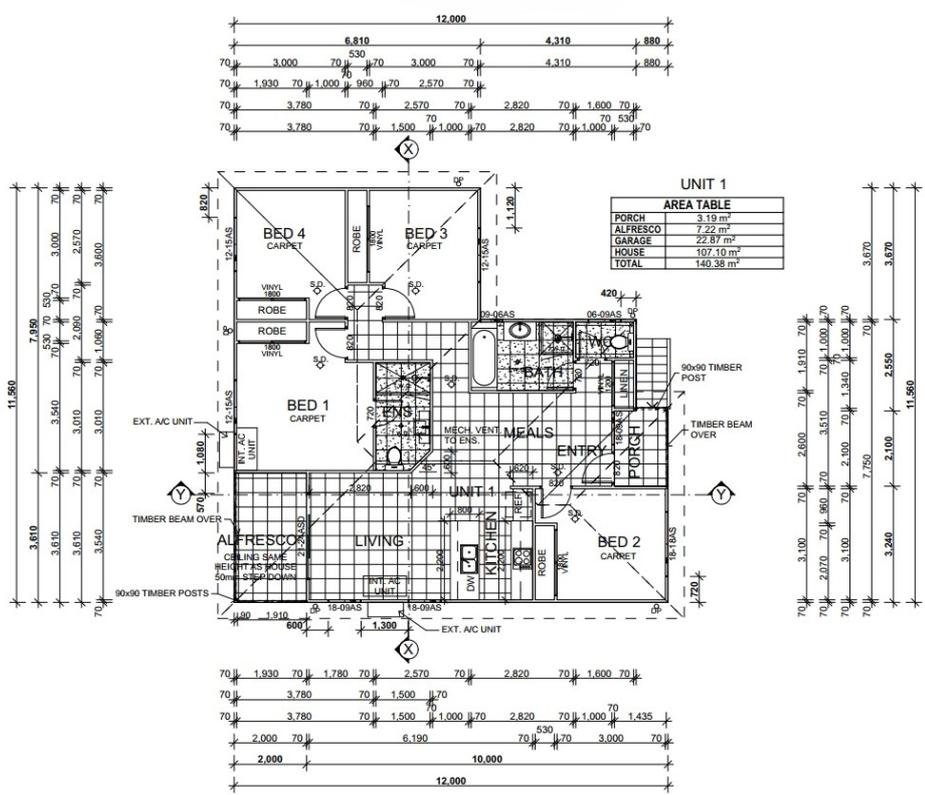
**OPEN FOR INSPECTION:**  
N/A



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# UNIT 1

**NOTE:**  
BRACING & TIE DOWN  
PER ENGINEER'S  
SPECIFICATIONS



NOTES:  
 - ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS OTHERWISE SPECIFIED.  
 - LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994  
 - WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER BCA PART 3.8.3.3  
 - WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740  
 $\text{SA}$  = FLOOR WASTE GULLY  
 $\text{SA}$  = SMOKE ALARM IN ACCORDANCE WITH BCA 3.7.2  
**▬** DENOTES LOAD BEARING WALL

APPROVED  
  
 Plumbing Inspector

SCALE @ A3 - 1:100

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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