

1 & 2/13 Rollo Street, Gladstone Central, Qld 4680



Duplex/Semi-detached For Sale

Thursday, 6 June 2024

1 & 2/13 Rollo Street, Gladstone Central, Qld 4680

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 882 m2

Type:

Duplex/Semi-detached



Ben Crick

0487123288

OFFERS OVER \$600,000

Situated in the heart of Gladstone Central is the opportunity to pick up two homes on one parcel of land. Live in one rent the other or rent both out with a healthy return, the position of this property leaves possibilities open. Strong investment opportunity with combined rents of approximately \$850* per week (House 1 approximately \$450* per week and house 2 approximately \$400* per week) for a combined \$44,200* per annum resulting in a gross rental yield of 7.37%* Situated close to the Gladstone CBD, East Shores Precinct, Marina Parklands, schools, transport options, Gladstone Hospital, and sports facilities, this property is bound to attract savvy buyers looking to capitalise on the evolving market conditions. House 1 features 3 bedrooms and a sleep-out, an air-conditioned living room, a tiled dining area, new carpet, a functional kitchen with modern appliances, 2 bathrooms, a spacious deck, both internal and external enclosed laundry areas, plus a double carport and workshop area. House 2 offers 2 bedrooms and a study, 1 bathroom plus 2 toilets, an internal foyer, lounge and dining areas, a functional kitchen, internal laundry, front and side verandas, and a double carport with front and rear access options. For more information please contact the marketing agent Ben Crick on 0487 123 288