

1 & 2, 16 Sanctuary Drive, Cranley, Qld 4350

Sold Duplex/Semi-detached

Saturday, 2 September 2023

RE/MAX

1 & 2, 16 Sanctuary Drive, Cranley, Qld 4350

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 509 m2

Type:

Duplex/Semi-detached



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\$715,000

Low-set brick duplex - features include: Unit 1:- 2 carpeted bedrooms with built-in robes and ceiling fans- Main bedroom complete with ensuite- Open plan tiled living area with reverse cycle air-conditioning- Modern kitchen with electric cooking appliances and dishwasher- Family bathroom with a shower over bath, vanity and toilet- Privacy fenced courtyard- Single remote garage- Rented at \$340 per week until October - potential to increase to \$370-\$380 per week Unit 2:- 3 carpeted bedrooms with built-in robes and ceiling fans- Main bedroom complete with ensuite- Open plan tiled living area with reverse cycle air-conditioning- Modern kitchen with electric cooking appliances and dishwasher- Family bathroom with a shower over bath, vanity and toilet- Privacy fenced courtyard- Single remote garage- Currently owner occupied - Rental appraised at \$400-\$410 per week subject to market conditions Located nearby to local shops, schools, parks and only a stone's throw from the new Toowoomba Base Hospital Development, 16 Sanctuary Drive is an ideal investment opportunity with a strong prospective return. Both units boast a functional and modern design, with spacious, carpeted bedrooms, built in robes and ceiling fans, additionally with each master bedroom hosting an ensuite. The open living/dining spaces flow effortlessly, with reverse cycle air-conditioning as well as a modern kitchen with electric cooking appliances and a dishwasher. Each unit has a family bathroom, with a shower over bath, vanity and toilet, as well as, for the vehicles, there is a single lock-up garage. Additionally, both units feature privacy fenced courtyards. Externally, the property sits on a 509m² allotment with two designated 'visitor' carparks (one per unit). Investors - unit 1 is currently rented at \$340 per week until October 2023, however, has the potential to increase to \$370-\$380 per week subject to market conditions. Unit 2 is currently owner occupied, however, has been appraised at \$400-\$410 per week subject to market conditions. This has a combined potential rental yield of \$770-\$790 per week. Rent both units and reap the rewards, move into one and rent the other... there are plenty of options to consider! For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,956.45 net per half year Water rates: currently \$490.77 net per half year plus consumption Primary school state catchment: Fairview Heights State School High school state catchment: Wilsonton State High School Home Built: 2013