

1 & 2/17 Hancock Street, Caboolture, Qld 4510



House For Sale

Friday, 12 April 2024

1 & 2/17 Hancock Street, Caboolture, Qld 4510

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Renee Ford

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Early to Mid \$800ks

Welcome to 1&2/17 Hancock Street, Caboolture - a dual-key investment gem offering exceptional potential. Situated on a generous 800m² lot, this property boasts an enticing rental forecast of \$800 weekly. The existing duplex presents a lucrative income stream with the possibility of expansion or future development, making it an investor's dream. Conveniently located near Tullawong schools, local shops, and amenities, this property promises convenience and opportunity. Features: Built 1990 on 800m² - brick and tiled. Lots of land to play with here with a great income! 6' Colorbond fence on two side boundaries. Picket fence across the front of unit one, enclosing that yard. Each unit has its private courtyard off the rear door from the kitchen area. Potential to add a few more or land bank and develop in the future. Unit 1 - renovated in the last few years and is very tidy. Spacious three bedrooms, all with built-in wardrobes. Stylish new bathroom. The open-plan kitchen and living room have a split system air conditioner with a ceiling fan. Updated kitchen, including cupboards and stainless steel appliance. Single lock-up garage with internal access. Private courtyard. Unit 2 is the same size and layout with 3 bedrooms but in slightly older condition but also very tidy. Unit 1 leased \$400 weekly to 16th January 2025. Unit 2 leased \$225 to 2nd August 2024 - Rental appraisal \$400 weekly. Long-term tenants are keen to stay on. 450m to Tullawong High School. 1km to Tullawong Primary. 700m to local shops - Trader Dukes. Please note that some images included in the listing have been virtually staged to showcase the intended use and true potential of spaces in the home. We value transparency and want to ensure our buyers understand the property entirely. With such a fantastic location, we're sure this property will not be available for long! Please phone to book your private inspection. Proudly Presented by Renee Ford at RE/MAX Victory - Find us in Morayfield Rd, Wamuran and Bellmere - Serving the City of Moreton Bay.