

# 1 & 2/22 Mitchell Street, Beaudesert, Qld 4285

## Duplex/Semi-detached For Sale

Wednesday, 10 April 2024



1 & 2/22 Mitchell Street, Beaudesert, Qld 4285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1083 m2

Type:

Duplex/Semi-detached



PETER CONAGHAN

0452298939

**\$595,000 +**

Rare Opportunity! Calling all Savvy Buyers & Investors alike! Units 1 & 2 / 22 Mitchell St, Beaudesert are not to be missed. Beaudesert is on the move and this is an opportunity to secure just over 1/4 of an acre with not just one (1) but two (2) income producing units. With secure long-term tenants in place and a solid return of \$680 p/w, this is a great investment opportunity. FOR ALL INQUIRIES, PLEASE CONTACT PETER CONAGHAN: 0452 298 939 Each Unit has the following key attributes;- 2 bedrooms; master bedrooms include cupboards- Bathrooms with separate toilets- Combined kitchen and laundry areas- Comfortable living spaces with ceiling fans- Newer Split System Air Conditioning- New Insect Screens- Updated Colourbond Roof- Freshly Painted Exterior- New Concrete driveways- Garden sheds for additional storage- Currently generating a rental income of \$680 per week (\$340 per unit)- Smoke alarms installed - compliant- Aircons installed Early 2022 - both units- New stand up oven/stove tops for both units- New Roof July 2023 - Whole building- Driveway Crossing Done Nov 2023 - both units- Outside painted September 2023 Location: Situated on Mitchell St, these units boast a prime location within Beaudesert, renowned for its charm and natural beauty. Residents can enjoy easy access to local amenities, including shops, schools, parks, and dining options. Design: Designed with both style and functionality in mind, Units 1 & 2 offer thoughtfully planned layouts, maximizing space utilization. Enjoy a coffee on the front porch while you listen to the birds sing. Outdoor Space: Enjoy the beauty of Beaudesert's surroundings from the comfort of your own outdoor space. Units 1 & 2 offer private outdoor areas, perfect for alfresco dining, gardening, or simply basking in the sunshine. Parking: Convenience is paramount, and each unit includes designated parking spaces, ensuring hassle-free access and security for residents and their vehicles. Future Potential: With a thriving community and growing real estate demand in Beaudesert, this property presents an excellent opportunity to secure your families future. LOCATION Nestled in the serene Mitchell Street, you'll experience the best of both worlds. A peaceful retreat that's still conveniently close to local amenities, schools, and shops.- Beaudesert to Browns Plains: Approximately 32 kms- Beaudesert to Surfers Paradise: Approximately 55 kms- Beaudesert to Brisbane Airport: Approximately 85 kms SCHOOLS Beaudesert is home to several schools that cater to the educational needs of the local community. Here are some of the primary and secondary schools in the area:- Beaudesert State School- Beaudesert State High School- McAuley College Beaudesert- St. Mary's Catholic Primary School Beaudesert- Hills International College- The Kooralbyn International School SHOPPING- ALDI, COLES, WOOLWORTHS, IGA + MORE Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions, (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.