

1 & 2/23 Cobalt Circuit, Coomera, Qld 4209

Sold Duplex/Semi-detached

Thursday, 15 February 2024



1 & 2/23 Cobalt Circuit, Coomera, Qld 4209

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 534 m2

Type:

Duplex/Semi-detached



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\$1,210,000

An unmissable opportunity for the astute buyer to secure this rare, single title duplex pair, ideally situated within one of the fastest growing, in demand suburbs on the Gold Coast! Invest in this dual income opportunity, offering two contemporary, mirror-image 3 bedroom, 2 bathroom individually metered villas, each delivering stylish good looks and excellent rental income with existing tenants in place. Both villas feature spacious, quality interiors including stone benchtops, stainless steel appliances, recessed lighting, and ceiling fans throughout all rooms. The master bedroom boasts a walk-in robe and spacious ensuite. Only 8 years young and built to impress with colorbond roofing, sleek brick and weatherboard exterior, automatic garage, and tiled and carpeted floors throughout. Low maintenance yards, covered patios, and rear access provide convenience and flexibility. The premium location directly opposite Red Edge Shopping Village offers residents easy access to shops, supermarkets, medical offices and more! This rare dual income asset presents the total package - modern design, high rental demand, and strong ongoing yields due to the 3-2-1 configuration of each villa. Summary of the key features as follows:- Rare dual key, dual income 6 bedroom, 4 bathroom property- Located just 2km from Westfield Coomera and Coomera Train Station- Short drive to Coomera River State School, Foxwell Secondary College, and St Josephs Coomera- Contemporary mirror image villas with stylish curb appeal- Colorbond roofing, sleek brick and weatherboard exterior- Quality interiors with stone benchtops, stainless steel appliances- Spacious living and dining- Spacious master suites with walk-in robes and ensuites- Spacious secondary bedrooms each with BIRs and ceiling fans- Covered patios and rear access for flexible living Currently tenanted; o Unit 1 \$620/week expiring Sept 2024; o Unit 2 \$600/week expiring Nov 2024- Low maintenance rear yards maximize rental returns- Single LUG with Laundry, additional off-street parking in driveway- Individually metered for utilities- Prime location near shops, transport and infrastructure- Maximized investment earnings through dual income potential This attractive investment opportunity won't last with its unrivalled location near shops, transport, schools and infrastructure. Maximize your investment earnings today through dual income potential in a prime growth corridor! *Please note, photos displayed are of unit 1. Submit an enquiry now to receive a copy of the Information Pack or contact Tina Nenadic for further information today! Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify any information contained herein.