

# 1 & 2/3 Hercule Court, Oxenford, Qld 4210



## Unit For Sale

Saturday, 4 May 2024

1 & 2/3 Hercule Court, Oxenford, Qld 4210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Corey Banks and Stephanie Henningsen  
0481131664

## **\$499,000 + EACH OR BUY THE PAIR**

Introducing a rare investment opportunity with two separate properties at 1/3 and 2/3 Hercule Court, Oxenford. These duplex-style homes, located in a quiet cul-de-sac, offer a combination of comfortable living and solid investment potential, making them ideal for families or investors. Both properties feature a functional open-plan design, with the living, dining, and kitchen areas flowing seamlessly into one another. Large windows allow for plenty of natural light, and air-conditioning keeps the spaces comfortable regardless of the weather. The kitchens are well-equipped, with ample storage and modern appliances, designed to meet the needs of everyday cooking and entertaining. Each property has two good-sized bedrooms, all with built-in robes for comfort. Outside, you'll find private backyards for each home, providing a secure space for children to play or for hosting outdoor gatherings. Both properties also have undercover patios, ideal for relaxing outdoors or having a meal with friends. Conveniently located, these homes are just a short drive from local schools, shopping centers, and parks. Public transport is also easily accessible, making commuting and travel straightforward. Investors will find the dual-property setup appealing, offering a chance to generate rental income from two sources. With the option to live in one property and rent out the other, or to rent both, there's flexibility to suit various investment strategies. Don't miss out on this opportunity at 1/3 and 2/3 Hercule Court, Oxenford. Whether you're looking for a new family home, a smart investment, or both, these properties are worth a closer look. Register your interest TODAY by contacting Corey or Stephanie to book your inspection time.

**Property Features:**

- Main bedroom with a mirrored built in robe plus a second built in robe
- Spacious second bedroom
- Shared bathroom with bathtub
- Cosy living /lounge area with room for a dining table
- Kitchen with plenty of bench space and cupboards/drawers
- Undercover patio
- Grass area
- Fully fenced
- Both units side by side are selling
- Council rates biannually Approx. \$950
- Water rates quarterly Approx. \$250 plus usage
- Rental Appraisal Approx. \$580-\$600 per week
- Owner Occupied
- NBN ready (FTTP)
- Single remote roller door garage
- North East facing
- 2 Aircon units, 1x in main living, 1x in main bedroom
- Electric cooktop
- Electric hot water
- Built in 1991

**Why do families love living in Oxenford?** Close to local shops, parks, schools, theme parks and easy access to the M1

**Why do families love Regatta Waters?** A family friendly Estate in the Northern Gold Coast, surrounded by local shops, parks, lakes and an array of restaurants - close to both public and private schools as well as kindergartens. Great public transport, 20 minute drive to the Gold Coast Hinterland or 20 minute drive to Gold Coast beaches. Benefit from quick and easy access to the M1

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