

# 1 & 2/4 Peregrine Ct, Warwick, Qld 4370



## Duplex/Semi-detached For Sale

Tuesday, 21 May 2024

1 & 2/4 Peregrine Ct, Warwick, Qld 4370

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



KELLY REARDON

0409274001

**\$675,000**

Introducing an exceptional investment opportunity in the heart of Warwick – a charming brick duplex with long-term tenants in place, nestled on a generous 1203sqm block. Situated in a desirable cul-de-sac close to Warwick's main street, river walk and sporting fields, this property offers both convenience and potential for savvy investors. Each unit boasts two bright and sunny bedrooms, complemented by a fresh kitchen, a spacious lounge area with fans for added comfort, and a well-appointed bathroom featuring a bath and separate shower. Security screens ensure peace of mind, while a separate laundry adds convenience to daily living. Outside, a lovely front porch welcomes you, while good side access provides additional flexibility. The generous yard offers ample space to build a shed or further enhance the outdoor area to suit your needs. What sets this property apart is its development potential – with council approval, the 1203sqm block could be subdivided to accommodate additional units, maximizing your investment returns. Whether you choose to leave the property as is and enjoy the steady rental income, live in one unit and rent out the other for dual occupancy, or explore the possibilities of development, the options are abundant for the astute investor. Don't miss out on this rare opportunity to secure a prime piece of real estate with endless potential. Contact us today to arrange a viewing and unlock the possibilities that await in this sought-after location. Property Code: 5077