

1 & 2/ 40 Gorman Street, Darling Heights, Qld 4350



Sold Duplex/Semi-detached

Monday, 14 August 2023

1 & 2/ 40 Gorman Street, Darling Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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\$580,000

Both units feature: --2 spacious bedrooms with built-in robes and ceiling fans-2Functional kitchen with electric cooking appliances-2Open plan living and dining space with air-conditioning and ceiling fan-2Family bathroom with shower and vanity-2Toilet separate for convenience-2Single car accommodation-2Each unit with a fully fenced private courtyard-2Unit 1 recently refreshed and unit 2 presenting opportunity for further value creation-2Combined return of \$660 per week to fantastic long term tenantsConveniently set within walking distance to the University of Southern Queensland, Darling Heights State School, only moments to local parks and Westridge Shopping Centre, 40 Gorman Street presents an ideal investment opportunity to add to the portfolio with great returns and with room for further value add.Both units are similar in size, each featuring 2 carpeted bedrooms with built-in robes and ceiling fans, a spacious open plan living/dining room with ceiling fan and reverse cycle air-conditioning and a functional kitchen with electric cooking appliances. The bathrooms have a shower and vanity, whilst the toilet is separate for added convenience. Unit 1 is in an original but tidy state, presenting opportunity for further value add through uplift. Unit 2 has recently undergone a refresh to capitalize on a strong rental return.Externally, each unit has a privately fenced yard space and the overall dwelling is on a 600m² allotment. For the occupant's vehicle, there is single car accommodation per unit.Investors - both units are currently tenanted to fantastic long term tenants for a combined return of \$660 per week. Unit 1 is returning \$320 per week until February 2024. Unit 2 is returning \$340 per week until February 2024.The duplex has already been strata titled so the hard work is done!Rent both units and reap the rewards, move into one and rent the other... there are plenty of options to consider! For your convenience Team Elevate is available 7 days a week to arrange your private viewing.General rates: currently \$1,061.88 net per half year per unitWater rates: currently \$314.59 net per half year plus consumption per unitPrimary school state catchment: Darling Heights State SchoolHigh school state catchment: Harristown State High SchoolHome Built: 1992