

**1 & 2/6 Tempest Drive, Glenvale, Qld 4350**

**Sold Duplex/Semi-detached**

Monday, 14 August 2023



1 & 2/6 Tempest Drive, Glenvale, Qld 4350

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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**\$375,000**

Lowset brick duplex with each unit featuring:- 3 good sized built-in bedrooms- Main bedroom complete with an ensuite- Open plan tiled living areas with ceiling fans and reverse cycle air-conditioning- Family bathroom plus a separate toilet- Unit 2 with covered entertaining area- Privacy fenced courtyard- Single remote garage- Unit 1 currently rented at \$272.80 per week - increasing to \$430 per week as of 1st August 2023 on a periodic tenancy- Unit 2 currently rented at \$430 per week on a periodic tenancy Positioned in a quiet street only a moment to Coles Glenvale, Glenvale State School, Clifford Gardens Shopping Centre and 10 minutes to the Toowoomba CBD, 6 Tempest Drive is an ideal investment opportunity with a strong return. Each unit features 3 large, carpeted bedrooms, each fitted with built-in robes, main bedroom is featuring ensuite with shower, vanity and toilet, tiled spacious open plan living and dining area, housed by the modern kitchen with electric cooktop, electric oven, dishwasher, rangehood and 2 bowl sink, family bathroom with a vanity, toilet and shower, and a single garage with internal access and separate laundry. Additionally both units feature a grassed privacy fenced backyard with plenty of space for the kids to play - with unit 2 having a covered outdoor entertaining area. Investors - as of the 1st of August the rental yield will increase to \$860 per week. Unit 1 is currently returning \$272.80 per week on a periodic lease, with the rent increasing to \$430 per week as of the 1st of August. Unit 2 is currently returning \$430 per week on a periodic lease. 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 per unit: currently \$1,061.88 net per half year Water rates per unit: currently \$314.59 net per half year plus consumption Primary school state catchment: Glenvale State School High school state catchment: Wilsonton State High School Home Built: 2013