

1 & 2/7 Wattle Grove, Boronia Heights, Qld 4124

Duplex/Semi-detached For Sale

Saturday, 27 April 2024



1 & 2/7 Wattle Grove, Boronia Heights, Qld 4124

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 589 m2

Type:

Duplex/Semi-detached



Shannon Miles

0415654226

Offers To Purchase

This spectacular opportunity boasts two modern units under one roof with 16 duplexes in the complex with 2 units in each. Situated on a spacious fully fenced 589m² block - providing both units with a sizeable backyard. - The floor plan of each dwelling is designed to maximise space, whilst allowing occupants to live a low-maintenance lifestyle. - Featuring split system air-conditioning in the main bedrooms & living areas to both units, lovely modern kitchens boasting stone benchtops, LED down-lights & ceiling fans throughout & built in robes to all bedrooms with a walk in robe to Unit 1's main bedroom. - Cool white tiles to hallway & all living areas while carpets in all bedrooms, internal laundries & outdoor back patios overlooking the backyard. - A single lockup car garage with remote controlled roller door & internal access for security, plus parking for second car on driveway. - Built in 2017

Attention Investors: Capitalise on the fantastic location being so close to Browns Plains that has everything your tenants could need along with great public transport. An impressive combined weekly rent of \$840 currently that this dual-income property provides! Rental Information to both units

UNIT 13 bedroom, 2 bath, 1 car Current rent - \$430.00 per week Current Lease term - 06/09/2023 to 03/09/2024 Current Rental Appraisal - \$490.00 - \$540.00 per week

UNIT 22 bedroom, 1 bath, 1 car Current rent - \$410.00 per week Current Lease term - 01/06/2024 TO 30/05/2025

Attention Owner-Occupiers: Live in one side and lease the other side to help with mortgage repayments or you could have extended family or older parents in one unit whilst you live in the other - what opportunities!

Outgoings - Contact Agent for further information - Body Corporate Levy Fees - Rates

The Location- only 9 mins to Grand Plaza Shopping Centre, Browns Plains - 30 minutes to Brisbane CBD - Only a short drive to Boronia Heights High & Primary Schools ** Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home

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