

**1-3/29a Totten Street, Kepnock, Qld 4670**



**Sold Block Of Units**

Friday, 8 September 2023

1-3/29a Totten Street, Kepnock, Qld 4670

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 647 m2**

**Type: Block Of Units**



Ryan & Tegan Weekes  
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**\$596,000**

**HIGH YIELDING KEPNOCK TRIPLEX**Introducing a lucrative investment opportunity in the thriving neighbourhood of Kepnock! This remarkable triplex, boasting two stylishly appointed 1 bedroom units and one spacious 2 bedroom unit, promises an impressive return of \$940 per week with further rental growth. Prepare to witness your financial dreams come to life as you seize the chance to own this remarkable income-generating property.The thoughtfully designed floor plans maximize space, ensuring comfortable living for tenants. The 1 bedroom units offer cozy retreats, while the generous 2 bedroom unit with two separate living areas provides ample room for a smaller family. Unit 2 has been renovated to a quality standard, unit 3 has had some improvements in recent years.The prime location of Kepnock adds to the allure of this investment gem. Situated in a sought-after area, residents will enjoy close proximity to local amenities, schools, shopping centres and transport at the door, ensuring high tenant demand for years to come.As an astute investor, you'll appreciate the immediate income stream this triplex offers, with a substantial \$940 per week return. With its unbeatable combination of location, quality, and rental potential, this triplex represents a golden opportunity to secure your financial future.From the Weekes Perspective:-- Strata titled arrangement, purchase purely as investment or reside in one and collect income on the others- Unit 1 paying \$280 lease expiring March 2024, unit 2 paying \$310 lease expiring January 2024, unit 3 paying \$350 lease expiring October 2023 (all tenants exceptionally happy)- Unit 1 exceptionally tidy, unit 2 refurbished in recent years, unit 3 had some improvements over time- Kepnock has experienced exceptional growth over the past few years, rental yield in this suburb exceeding the majority of other surrounding suburbs in the region- Council rates \$1556 (approx) per unit per half year- Minimal body corporate levy with a healthy sinking fund