

1 Empire, Lawnton, Qld 4501

Duplex/Semi-detached For Sale

Friday, 10 May 2024



1 Empire, Lawnton, Qld 4501

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 229 m2

Type:

Duplex/Semi-detached



Graeme Nicholas

Offers Over \$810,000

EXCEPTIONAL INVESTMENT OPPORTUNITY We proudly present an exceptional opportunity to invest in a property that combines the allure of a Dual-Living design with an incredibly convenient location. Designed to accommodate 2 incomes from one dwelling, dual-key living is the future for property investors. It features a high-yielding, equity-growing, low-involvement asset that fills a gap in the market for accommodation, allowing for improved affordability for tenants and low vacancy for investors. Designed with meticulous attention to detail, this property proposes a three-bedroom, two-bathroom layout to the main dwelling and boasts a spacious and well-thought-out floor plan that optimises comfort and functionality. It also features an alfresco and a single garage. A one-bedroom secondary dwelling is attached, which allows for independent living. Currently tenanted - \$850 per week combined income. The 3-bedroom unit is tenanted at \$460 per week, and the single-bedroom is tenanted at \$390 per week respectively. Lawnton is a suburb in the Moreton Bay Region, Queensland. Lawnton is bounded on the north by the North Pine River. Gympie Road passes through the centre of the suburb in a north-south direction giving fast access to Brisbane CBD. Convenience is key, and this property is perfectly situated. It's just 1.5 km to the train station, 10 km to North Lakes, 25 km north of the Brisbane CBD, 25 minutes from the Brisbane Airport and 45 minutes from the Sunshine Coast. With such easy access to major hubs, you can be confident in the property's potential for high rental demand. Only 12 km from North Lakes has a variety of features and community services second to none. From its signature lakes to exciting new retail warehouses, youth spaces and health facilities, everything you need is right at your fingertips along with golf course, parks, playgrounds, walking paths, schools, child care, shopping centres and much more. *Disclaimer - Photos were originally taken at the completion of construction.