

**10 Pendragon Street, Raceview, Qld 4305**

**STRUD**

**Duplex/Semi-detached For Sale**

Friday, 3 May 2024

10 Pendragon Street, Raceview, Qld 4305

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 882 m2**

**Type:**

**Duplex/Semi-detached**



Tom Fox

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## FOR SALE

Welcome to this exceptional dual key property offering a blend of modern convenience and lucrative investment potential. Situated on a generous 882m<sup>2</sup> block in the rapidly appreciating Raceview area, this property is poised to deliver strong returns on investment. Raceview has experienced a remarkable 18% increase in median property value over the last 12 months, making it an attractive location for savvy investors. This upward trend reflects the area's growing demand and promising outlook for capital growth, presenting an ideal opportunity to capitalise on the market's momentum. The first unit, featuring 3 bedrooms, 2 bathrooms (including a master bedroom with ensuite), a modern kitchen, built-in laundry, and a secure 1 car garage, is designed to meet the needs of discerning tenants seeking quality living spaces. The second unit, with 1 bedroom, 1 bathroom, a modern kitchen, built-in laundry, a separate backyard, and a convenient 1 car carport, provides a cozy retreat for individuals or couples. With a combined rental income of \$715 per week, this property offers a solid return on investment. Furthermore, a rental appraisal indicates the potential for increased income, with unit 1 estimated at \$460-\$480 per week and unit 2 at \$370-\$380 per week, yielding a potential total income of \$830-\$850 per week. Conveniently located within a short drive to Ipswich CBD, this property offers easy access to essential amenities such as local schools, major shopping centres, and recreational facilities. Its proximity to key infrastructure enhances its appeal to tenants and ensures a steady stream of rental income.

**For the Investors:**  
Unit 1 Configuration: 3/2/1 Rent: \$395pw Rent Appraised: \$460 - \$480pw End of lease date: 15th October 2024  
Unit 2 Configuration: 2/1/1 Rent: \$320pw Rent Appraised: \$370 - \$380pw End of lease date: 14th August 2024  
Total Rent: \$715pw Rates: \$1,038 / qtr (subject to change) Water: \$277 / qtr + consumption (subject to change) No Body Corporate Fees

Don't miss out on securing this versatile and income-generating asset in one of Ipswich's most sought-after areas. Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.