

10 Stirling Street, Whitfield, Qld 4870

Duplex/Semi-detached For Sale

Wednesday, 27 March 2024

RE/MAX

10 Stirling Street, Whitfield, Qld 4870

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Keegan Lake
0433446900



Laura Krall
0400618378

Auction

Nestled within the tranquil embrace of Whitfield, this substantial duplex occupies a generous 817m² parcel, quietly tucked away in a convenient locale. Offering an enticing investment prospect within this well-established neighbourhood, each side of the duplex boasts two bedrooms and one bathroom, presenting a harmonious blend of comfort and practicality. The property's prime location ensures proximity to essential amenities, including transport links, a local bowling centre, a bustling shopping precinct, and the cherished botanical gardens of Edge Hill. Positioned to cater to diverse needs, this residence presents an exceptional opportunity for investors seeking steady returns or homeowners contemplating the prospect of residing in one unit while leasing out the other! Step inside to discover an inviting ambiance characterized by open-plan living, seamlessly integrating the lounge, dining, and kitchen areas complemented by split-system air-conditioning for year-round comfort. Two generously proportioned bedrooms beckon, each adorned with ample built-in robes and strategically placed windows fostering excellent cross-ventilation. One bedroom also benefits from its own air-conditioning unit, ensuring personalized climate control. The bathroom offers modern convenience with a walk-in shower, while a separate toilet and laundry area enhance functionality. One unit boasts a fully fenced rear yard, affording privacy and tranquillity without rear neighbours. With minimal garden and yard maintenance requirements, this property is perfectly suited for pet owners or families with young children seeking a low-maintenance lifestyle. Convenience is further underscored by the property's proximity to Whitfield State School and a charming local café, both within easy walking distance. Moreover, the absence of body corporate fees, coupled with a single title, underscores the financial appeal of this investment. For those with a penchant for renovation, the potential for profit is palpable. Whilst unit 1 has already seen some improvements, upgrading unit 2's kitchen and implementing cosmetic enhancements could elevate the property's appeal. This full duplex is already projected to bring in returns of up to \$920 per week and with some upgrades this could continue to increase. In essence, this duplex epitomises the epitome of both convenience and potential, presenting an enticing opportunity for astute investors or discerning homeowners alike. With its prime location, practical layout, and promise of future gains, this property stands as a testament to the enduring allure of Whitfield living. Give Keegan Lake 0433 446 900 or Laura Krall 0400 618 378 a call for further information or to book an inspection. AUCTION EXTRAVAGANZA with our Celebrity Auctioneer! This property is offered For Sale by Auction with Offers Carefully Considered Prior When: Monday 22nd April 2024, starting from 5:00pm Where: Pullmans Cairns International To register to bid at Auction click the following link <https://auctionslive.com/app/bidder-registration/3mRPP> Disclaimer: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavours have been made to ensure the information contained is true and accurate. However, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers are encouraged to make their own enquiries to verify the information contained in this advertisement.