

1&2/13 Iroquois Court, Brassall, Qld 4305

Duplex/Semi-detached For Sale

Friday, 3 November 2023



1&2/13 Iroquois Court, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 946 m2

Type:

Duplex/Semi-detached



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Offers over \$690,000

Introducing a rare opportunity for savvy investors looking for a duplex in a well sort after suburb! Consisting of two individual units, each with 2 bedrooms, 1 bathroom, and a single lock up garage, are available for sale together with the benefit of being on separate titles. Welcome to a world of possibilities where comfort and investment potential combine seamlessly! Property Highlights:- Combined 946m2 block - Built in 1993- Close to local schools, shopping centres and public transportation, as well as high way access Each Unit features: - 2 Bedrooms with built in wardrobes, ceiling fans and split system Air Conditioners - Main bathroom with a bath, shower and separate toilet room- Lounge room with Split system Air Conditioners - Kitchen with plenty of bench space that over looks the dining room - Single lock up garage with electric door and internal access - Security doors and window screens - Alfresco patio - Small garden shed Other Information:- Unit 1 Lease: 17 Jan 2023 to 15 Jan 2024 - Unit 2 Lease: 16 Jan 2024 to 15 Apr 2024 - Combined \$680 per week rental income currently (due to increase in December to \$710 weekly then increase again January to \$730 weekly)- Rental appraisal in current market \$360-\$380 per week each unit.- Ipswich City Council Approx Rates Per Quarter \$1100 combined- Queensland Urban Utilities Per Quarter \$480 combined- Separate Titles: ensuring flexibility for ownership and future resale options. Don't miss your chance to secure this duplex, presenting a unique investment opportunity with multiple possibilities. Act fast, as opportunities like this are in high demand, and it won't stay on the market for long! Contact Andrew Kenman and Dancia Leslie today to arrange a viewing.