

12 Leis Parade, Lawnton, Qld 4501

Sold Duplex/Semi-detached

Monday, 30 October 2023



12 Leis Parade, Lawnton, Qld 4501

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 458 m2

Type:

Duplex/Semi-detached



Michelle Wheeler

0438197812

\$750,000

Two homes on a single title split over a 458m². Options: 1) Rent both 2) live in one and rent out the other 3) live in one and have family or friends in the other. No Body Corp / Sinking Fund / Admin Fund fees, just building insurance. Within walking distance to the Sunshine Coast University, Lawton and Petrie train stations, bus stops, local shops, parks and North Pine river. Within 5 minutes drive to Woolworths, multiple schools including Mt Maria College, Our Lady of the Way school. 10 minutes drive to the Bruce Hwy access, North Lakes and all it has to offer. Both unit 1 & 2 have two bedrooms, one bathroom, kitchen, open plan lounge & dining and lock up garage. Features for Unit 1 & 2: Kitchens with standalone stove, pantry, under bench storage, large space for fridge. Open plan lounge and dining rooms. Bathrooms with shower over bath, vanity & separate toilet. Large master bedrooms. Second bedrooms. Single lock up garage. Laundry within garage. Polished wooden flooring throughout. Freshly repainted internally and externally. Security screens throughout. Brick & zinc alum construction. Approx. 1970 build. Extra features - Unit 1 (above garage): Large 2nd bedroom with "Juliet" balcony. Privacy for both bedrooms with front external shutters. Elevated. Currently vacant. Kitchen recently updated with splashback tiling, new stove, updated bathroom, sanded and matt polished flooring, new blinds, freshly painted. Potential rental return of \$410-\$430pw. Extra features - Unit 2 (rear unit): Built in robe to master bedroom. Kitchen with extra bench space and above cabinetry. Shower over full-size bath. New vanity (not shown in photo). Second bedroom with external access. Currently tenanted at \$300pw with a lovely gentleman who has been there since 2011, until April 2024. He has expressed his interest in staying on. He keeps the unit absolutely immaculate. Come to the open home if you would like to own this property. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.