

**12&13/21-23 Barossa Crescent, Caboolture South,  
Qld 4510**



**Sold House**

Saturday, 16 September 2023

12&13/21-23 Barossa Crescent, Caboolture South, Qld 4510

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kathy Sweeney  
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**\$200,000**

Sold By Kathy Sweeney - Principal of RE/MAX Living This extraordinary investment opportunity presents the chance to acquire two duplexes, each featuring a single bedroom, living space, kitchen and a bathroom, delivering an exceptional weekly financial return. Alternatively, if you and a cherished friend or family member are esteemed senior members of our community, you may opt to reside side-by-side in cozy and well-maintained one-bedroom units within a community complex. This enchanting locale offers a delightful lifestyle amidst picturesque gardens and lawns, where you can thrive alongside like-minded individuals who share similar backgrounds and life experiences. Rest assured, family and friends are always welcomed and encouraged to visit. Conveniently situated within walking distance of public transportation, medical facilities, pharmacies, shopping centers, and a short drive away from hospitals, bowling clubs, golf courses, and RSL clubs, this community enables its residents to easily embrace an active and fulfilling life. With the simplicity and ease of access to amenities, they can come and go as they please, knowing they reside within a safe and secure community that is conveniently located in close proximity to everything. Noteworthy features of these community duplexes include:- Immediate access to the plethora of amenities offered by Morayfield Road, such as shopping centers, medical facilities, doctors, pharmacies, hairdressers, restaurants, coffee shops, and takeaways.- On-site managers ensure your safety and security, always ready to provide assistance.- Community care providers, including Oz Care, Blue Care, Anglicare, and Community Nurses, regularly visit the complex.- Each unit comprises a living room with a kitchen, a separate bedroom, two built in wardrobes, a private bathroom with laundry facilities, and a front patio, perfect for morning coffees. Additionally, various gazebos are scattered throughout the complex, providing ideal spots for afternoon conversations with friends.- Enjoy the comfort of air conditioning, ceiling fans, security screens, lovely carpets, and modern tiles.- Benefit from the privacy of owning both units in the duplex, allowing you to share one with a friend or receive rent from both.- Ample car parking spaces, lush grounds, beautifully landscaped gardens, and a fantastic location enhance the overall appeal.- \$480 weekly return for both duplexes- Over 50's lifestyle units Figures: Council Rates: \$494.60 per quarter Body Corporate Fees: \$1,287.60 per quarter Average Water Bill: \$410 per quarter If you are a senior member of the community seeking a safe, secure, and managed gated complex to call home, or if you have a relative who may be interested, please don't hesitate to contact me. We would be delighted to arrange a viewing of the complex. For investors, these duplexes yield an impressive approximate gross rental yield of 12.48%, promising an outstanding financial return. This property represents a solid investment for any buyer, so if you are adding to an existing portfolio or looking for a place to settle yourself, then this one is worth a look. Call Kathy or Harley today to organise an inspection!