

**13 Atkins and 13A Fraser Street, Chinchilla, Qld 4413**



## House For Sale

Wednesday, 17 April 2024

13 Atkins and 13A Fraser Street, Chinchilla, Qld 4413

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 3**

**Area: 857 m2**

**Type: House**



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## Offers Over \$445,000

This rare offering is located in a lovely, established neighborhood on the corner of Atkins and Fraser Street, on 857m<sup>2</sup> block. Easy walking distance to the corner shop, pool, parks and most schools. Whether you are looking to occupy one house and rent out the other, or rent both to positively charge your current investment portfolio, this complex currently returns \$850pw from 3 tenancies, so you will have no downtime after settlement. Both houses have solar and rainwater tanks, and separate utility metering.

13 Atkins is a large 1950's home, consisting of 2 private living areas with separate entrances and separate yards. Living area 1 consists of 3 bedrooms, 1 bathroom, second toilet in laundry, split system air con, updated kitchen and bathroom, and a large yard. Lease \$320pw ending 24th July 2024. Living area 2 consists of small 2 bedrooms, a kitchenette and bathroom in original condition, with a small yard and patio area, and designated off-street parking. Lease \$200pw ending 12th Sept 2024. No firewall in place between living areas 1 & 2.

13A Fraser Street: This modern, 3 bedroom standalone brick home was built in 2015, and offers 3 bedrooms and 2 bathrooms, with single lock up garage. It offers ducted air conditioning, mirrored robes, a spacious yard both front and back, with an outdoor entertaining patio (floorplan attached) Lease \$330pw ending 11th August 2024. Expected Increase: \$350-\$360pw:: Council Rates (combined) approx. \$86 pw:: Water Rates on Consumption:: Strata Insurance (combined) approx. \$40 pw

Text, for the Video Walk through Text, Phone or Email to organise an inspection, minimum 24hrs notice is required. NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.