

13 College Street, Bahrs Scrub, Qld 4207



Sold House

Sunday, 20 August 2023

13 College Street, Bahrs Scrub, Qld 4207

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 464 m2

Type: House

\$767,500

Welcome to 13 College Street, Bahrs Scrub - a fantastic opportunity to own a well-designed and highly versatile duplex pair in a sought-after location. This property boasts the best of both worlds, offering a vacant side with excellent rental potential and a tenanted side providing immediate income. The property is conveniently situated in the heart of Bahrs Scrub, a family-friendly suburb known for its serene surroundings and easy access to essential amenities. Enjoy the proximity to local schools, shopping centres, recreational facilities, and public transport, making daily commutes and lifestyle needs a breeze. Whether you are an astute investor looking to capitalise on dual rental incomes or a homeowner seeking to accommodate extended family or generate extra income, this duplex pair offers an array of possibilities.

Unit 1: Spacious and inviting, this modern 3-bedroom, 2-bathroom residence is ready for you to move in or lease out. With a rental appraisal of \$480 per week, this side of the duplex presents a lucrative investment opportunity. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both comfortable living and entertaining. The well-appointed kitchen features contemporary appliances, ample storage, and a stylish island bench. Step outside to a private outdoor area, perfect for relaxing or hosting gatherings. Additionally, the property offers the convenience of a 2-car garage, ensuring plenty of space for secure parking and storage.

Unit 2: This 2-bedroom, 1-bathroom unit is currently leased for \$390 per week, providing an immediate rental income stream for the savvy investor. The thoughtfully designed layout maximises space and functionality, making it a comfortable home for the current occupants. The kitchen is equipped with modern fixtures and fittings, making meal preparation a breeze. The living area flows effortlessly to a low-maintenance courtyard, offering a peaceful retreat for the tenants. Completing this unit is a single-car garage, providing secure parking and additional storage options.

Don't miss this golden opportunity to secure your place in the thriving Bahrs Scrub property market. Schedule an inspection today and envision the endless potential of this duplex pair at 13 College Street. Act fast as opportunities like this are rare and highly sought after, for more information or to secure this, please contact Aidan Knox now on 0404 999 340!

Disclaimer: * = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ray White and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ray White.