

**13 Gabrielle Street, Kearneys Spring, Qld 4350**



**Sold Block Of Units**

Thursday, 14 September 2023

13 Gabrielle Street, Kearneys Spring, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 700 m2**

**Type: Block Of Units**



Brendan Mayles

**\$610,750**

• Two tidy units with fabulous courtyards • 700sqm block of land, all on one title • Exceptional proximity to University of Southern Queensland • No body corp fees, annual council rates \$3,710 + water • Fully tenanted, currently returning \$640 per week • Capable to yield \$700 per week on current appraisal This duplex of two units is located in an incredibly convenient spot, right at the doorstep, you'll find shops and the University of Southern Queensland, making this duplex a highly desirable investment opportunity. This well-maintained property sits on a generous 700sqm block of land and offers mirrored reverse units, each featuring outdoor courtyards and ample off-street parking – an attractive feature for tenants. With the potential of short-term income growth, it has the potential to yield \$700 per week based on current market appraisals. Unit 1 features: • 2 bedrooms both with built-in cupboards • Neat and spacious kitchen and bathroom • 1 car garage plus off street parking • Huge wrap around courtyard and 3x2.5m shed • Currently rented at \$325 per week until July 2024 • Rental appraisal \$350 per week Unit 2 features: • 2 bedrooms both with built-in cupboards • Neat and spacious kitchen and bathroom • 1 car garage plus off street parking • Courtyard garden and shed space • Currently rented at \$315 per week until April 2024 • Rental appraisal \$350 per week Around the block; • UniPlaza Butcher: 40m walk • UniPlaza Bakery: 50m walk • UniPlaza Spar Shops: 70m walk • UniPlaza Pharmacy: 80m walk • USQ entrance gates: 440m walk • Clive Berghofer Recreational Centre: 780m walk Want more of the GOOD stuff? Fill in the enquiry form below to receive the full digital info pack on this investment.