

13 Manchester Street, North Ipswich, Qld 4305



House For Sale

Thursday, 16 May 2024

13 Manchester Street, North Ipswich, Qld 4305

Bedrooms: 6

Bathrooms: 4

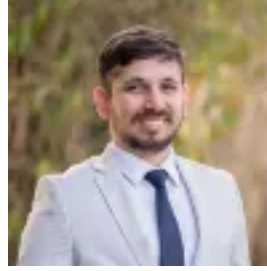
Parkings: 2

Area: 987 m2

Type: House



Syed Ali
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Auction

Ever so often, opportunities arise that we intuitively know will not come again. For a discerning buyer who knows that location & ROI in real estate is everything, such an opportunity has arisen! Not only is this property will generate great ROI, it can easily pay itself off with the current higher interest rates! With it's substantial block size of 987m² it clearly stands out for its further development potential. This impressive dual occupancy property offers not just one, but two spacious and modern units, perfect for both homeowners and investors seeking versatility and convenience. This property promises ample space and endless possibilities. Instructions are clear from the vendors, this property **MUST BE SOLD ON OR PRIOR TO AUCTION**. Owners are fully committed and will consider all reasonable offers prior and potentially selling it to the best offer with best conditions! Auction Details: Sunday 2nd June 2024 On Site @ 13 Manchester Street, North Ipswich QLD From 12:30PM Bidder Registration Link: Nestled at 13 Manchester Street, North Ipswich this property is one of the few in the area that offers a unique floor plan, a substantial land size, and endless possibilities. With multiple dwellings on-site, it becomes an investor's dream. Currently, Unit 1/13 Manchester Street is rented out for \$460 per week, with a rental appraisal of \$500-\$520 per week, while Unit 2/13 Manchester Street is rented out for \$430 per week, but has the potential to be rented for \$500-\$520 per week. Built in 2017 both dwellings are low-set brick homes with their own private access, carports, own private backyards and entertainment areas and separate laundry. There is no body corp. charges associated with these units so it makes it even more attractive for the tenants and buyer alike. The property offers a multitude of options and extensive potential for buyers. One can choose to reside in one of the units while renting out the other to alleviate mortgage expenses. Alternatively, both units can be rented, generating a substantial rental income of at least \$1000 to \$1040 per week, ensuring an impressive return on investment and a positively geared property. Moreover, the property can provide the perfect solution for multigenerational families, accommodating teenage children, elderly parents, or extended family members while maintaining individual privacy. Property Highlights: • Two established low-set brick dwellings with 3 bedrooms 2 bathrooms 1 car in each unit • Complete dual living arrangement with the dual rental income • Built in 2017 with Modern kitchen, bathrooms, flooring, ceiling lights, and air conditioning throughout • Private carports and ample on-site and street parking • Expansive land size with potential for further development • Rental income potential of at least \$1,000-\$1,040 per week North Ipswich, right in the middle of Ipswich, has both peaceful suburban vibes and the convenience of city life. Families, workers, and people who invest in property all like it because of its interesting past, parks, and the friendly atmosphere. There are good schools, lots of different shops, and it's easy to get around. You can find everything from cute old houses to brand new ones, and they're affordable but still nice. This makes people feel proud of where they live and helps everyone feel connected. Don't miss out on this rare opportunity to secure a dual occupancy property with two spacious units. Whether you're an astute investor or a homeowner seeking additional income, this property ticks all the boxes. Schedule your inspection today and unlock the potential of this exceptional real estate gem! Contact Syed @04165 498 295 or Sunny @0449 048 492 To register your interest or to book a private inspection. All open home timings will be posted online weekly. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. Please be advised that some images included in our marketing materials feature virtual staging techniques designed to illustrate the property's potential appearance; these digitally altered images do not represent its current condition.