

14 Georgia Terrace, Kalkie, Qld 4670



Duplex/Semi-detached For Sale

Saturday, 11 November 2023

14 Georgia Terrace, Kalkie, Qld 4670

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 802 m2

Type:

Duplex/Semi-detached



Majella Owen

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SUBMIT ALL OFFERS

If you're looking to grow your investment portfolio or simply looking for your next home with the potential to earn an income, then look no further! This is a rare opportunity to secure a genuine modern duplex in Bundaberg's growth corridor. Built in 2017 this duplex is a rare find with Unit 1 consisting of a whopping four bedrooms and two bathrooms and Unit 2 with two bedrooms and one bathroom. Located in Kalkie you are only a few minutes drive from the Bundaberg CBD, schools, shopping, and a short drive to the beautiful beaches in Bargara.

UNIT 1 FEATURES: - Four bedrooms all with carpet flooring and ceiling fans - Master bedroom features a walk in wardrobe and ensuite - Large open plan kitchen, living and dining area with tile flooring - Kitchen has an electric oven, ceramic cooktop and dishwasher - Modern main bathroom with separate toilet - Undercover outdoor entertaining area - Fully fenced backyard with 6ft timber fencing - Single attached garage with electric roller door and internal access - Weekly Rent: \$450 p/w - Lease Expiry: February 2024 - Current Market Rental Appraisal: \$500-\$550 p/w

UNIT 2 FEATURES: - Airconditioned open plan kitchen and living area with tiled flooring - Two bedrooms both with built in wardrobes, carpet flooring & ceiling fans - Air conditioning in the master bedroom - Kitchen has an electric oven, ceramic cooktop and dishwasher - Undercover outdoor entertaining area - Fully fenced backyard with 6ft timber fencing - Single attached garage with electric roller door and internal access - Weekly Rent: \$375 p/w - Lease Expiry: March 2024 - Current Market Rental Appraisal: \$380-\$400 p/w

AT A GLANCE: Block Size: 802m² Council Rates: \$2700 per half year (approx.) + water usage Current Combined Rent: \$825 per week Current Market Appraisal Combined Weekly Rent: \$880-\$950

DISTANCE TO FACILITIES: Kalkie Convenience Stores - 1.1km St Lukes Anglican School - 1.6km Kalkie State Primary School - 2.8km Bundaberg CBD - 3.4km Kepnock State High School - 3.8km Bundaberg Base Hospital - 5.7km Bargara - 9.5km

Contact the Exclusive Agent Majella Owen today on 0413245755 for further details or to arrange a private inspection.

Disclaimer: LJ Hooker have been provided with the above information, however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.