

# 15 Waterway Crescent, Hillcrest, Qld 4118



## Duplex/Semi-detached For Sale

Tuesday, 16 January 2024

15 Waterway Crescent, Hillcrest, Qld 4118

Bedrooms: 5

Bathrooms: 3

Parkings: 2

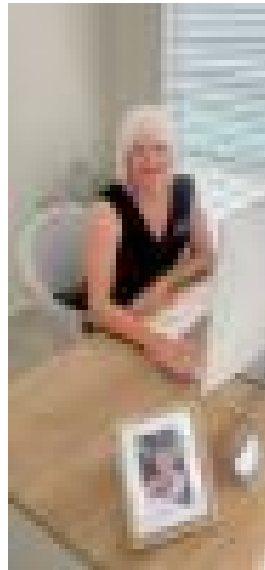
Area: 376 m2

Type:

Duplex/Semi-detached



Connor Whitehouse



Karen Wellen  
0413189616

**\$820,000**

Constructed in 2023, this dual-key property located in Hillcrest would be well suited for both investors and owner-occupiers looking to be creative with their living arrangements. Finished to a high standard with all the modern inclusions one would expect including stainless steel fixtures, Caesarstone countertops, fans throughout, internal laundries, open-plan living areas, built-in wardrobes, air conditioning and downlights, just to name a few. Either you or your prospective tenants will be within a short drive of major shopping centres, restaurants, schools/childcare centres, nature reserves, transport hubs and easy access to the Logan Motorway. Both units are currently vacant, giving you the ability to pick the right tenants and set the best possible price, or for you to move into straight away. Previously rented on a six-month lease at \$500 per week for the three bedroom and \$420 per week for the two-bedroom unit. Unit #1 – appraised for \$470 - \$500 per week • 3 Bedrooms • 2 bathrooms • 1 Lock up car garage • Covered Patio • Fenced backyard Unit #2 – appraised for \$420 - \$450 per week • 2 Bedrooms • 1 bathroom • 1 lock up car garage • Covered Patio • Fenced Backyard Location Highlights: Jimmy Phillips Park – 500M Browns Plains Mazda & Hyundai – 1KM Greenbank Services Club – 1.3KM Mt Lindsay Highway – 4KM Grand Plaza – 2.5KM Browns Plains Hotel – 3.2KM Expenses: \$1139 per quarter inclusive of all rates and water services + water usage The property has been priced fairly for a quick sale with offers over \$820,000 enabling a competitive rental yield and further room for capital growth. Reach out to Connor Whitehouse at 0413 508 160 or Karen Wellen at 0413 189 616 to register for open homes or book a private inspection.