

**16 Venezia Street, Woree, Qld 4868**



**Sold Duplex/Semi-detached**

Friday, 1 September 2023

16 Venezia Street, Woree, Qld 4868

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type:**

**Duplex/Semi-detached**

## Contact agent

Situated on a 754 sqm block, this property offers a multitude of future design options to add to the existing property or continue with the current configuration. Whether it's a lifestyle or investment decision the location is ideal. Block constructed with a Zinc roof, both units are spacious and both have front courtyards with a small rear patio that acts as a functional outdoor laundry. Each unit has a bathroom and separate W/C. FAST FACTS:-

- Large rear garden
- Side access
- Close to Woree shopping Village, medical centres and all local amenities
- Current leases lapse on 28/8/2023 & 13/9/23
- Fenced side and rear THE NUMBER CRUNCH
- Current rent combined \$600 per week
- Rental increases in place to \$720 per week on expiry of current lease
- Rates \$5,283.32 per annum
- Water rates approx \$80 per qtr