

**18 Empire Street, Lawnton, Qld 4501**



**Sold House**

Saturday, 20 January 2024

18 Empire Street, Lawnton, Qld 4501

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 517 m2**

**Type: House**



Mark Rumsey  
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**\$777,000**

Proudly listed by Mark Rumsey & the DDRE team, 18 Empire Street Lawnton is the perfect investor property with quality long term tenants in place. Situated in the popular suburb of Lawnton and in a modern estate, the property is approximately 10 years old and has been maintained to perfection. Perfect for investors with strong rental returns, please see below the key features and benefits of the property and location:

**18 A Empire - 3 bed, 2 bath, 1 car:** Consists of 3 Generous size bedrooms all with built in robes and fans. The master bedroom has a walk in robe plus a stylish ensuite. Modern kitchen with plenty of storage, Stainless steel appliances plus a dishwasher. Open plan air conditioned living. Private alfresco entertaining area. Low maintenance fully fenced courtyard. Good size main bathroom. Garage with internal access. Extra storage.

**18 B Empire - 2 bed, 1 bath, 1 car:** Consists of 2 generous size bedrooms with built in robes and fans. Master bedroom has a walk in robe. Stylish kitchen with plenty of storage & stainless appliances. Modern main bathroom. Separate laundry. Air conditioned open plan living. Single garage. Low maintenance fully fenced courtyard.

**Location benefits:** Bus close by. Minutes drive away from Lawnton Railway station. Close to multiple schools, parks and sporting facilities. Petrie USC Campus. Strathpine & Bray Park shopping centres. Plus more.

**Investor information:** 18 A Leased to 03/06/2024 - \$445pw. 18 B Leased to 16/03/2024 - \$360pw. New Rental appraisal: 18A Empire - \$470 - \$480. 18B Empire - \$410 - \$420. Council Rates per quarter - \$943.54. Water rates per quarter - \$591.13. This quality dual income property will generate strong interest, call me today to discuss further on 0404 498 340 or we invite you to inspect at our scheduled open for inspection.