

# 2/12 Mattocks Street, Goodna, Qld 4300



## Duplex/Semi-detached For Sale

Thursday, 13 June 2024

2/12 Mattocks Street, Goodna, Qld 4300

**Bedrooms: 2**

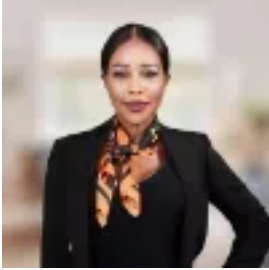
**Bathrooms: 1**

**Parkings: 1**

**Area: 118 m2**

**Type:**

**Duplex/Semi-detached**



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## OFFERS INVITED

Welcome to 12 Mattocks Street, Goodna – an exceptional dual-living property that epitomizes modern luxury and versatility. This magnificent property, built in 2013, offers two impeccably designed units, perfect for investors or multi-generational families seeking both comfort and style. Upon entering each unit, you'll be greeted by a spacious open-plan layout that seamlessly merges the living, dining, and kitchen areas. These exquisitely designed spaces are perfect for entertaining guests or enjoying cosy family moments. The kitchens are a culinary masterpiece, boasting sleek countertops, premium appliances, and ample storage, making cooking a true pleasure. Step outside to discover a meticulously landscaped block that provides a tranquil oasis for outdoor enjoyment. The beautifully manicured garden offers a picturesque setting for relaxation, play, or hosting elegant gatherings. Imagine unwinding in this serene environment, enjoying a weekend barbecue, or simply basking in the natural beauty of your private garden. Nestled in the vibrant community of Goodna, 12 Mattocks Street offers unparalleled convenience with easy access to top-tier schools, bustling shopping centres, verdant parks, and efficient public transport options. This prime location ensures that all your lifestyle needs are met with effortless ease, enhancing the appeal of this luxurious duplex. The dual-living setup offers unparalleled flexibility – live in one unit while generating rental income from the other, or provide comfortable accommodations for extended family members. This unique arrangement makes 12 Mattocks Street a savvy investment and a luxurious residence.

**PROPERTY FEATURES - Unit 1 and Unit 2:**

- Two generously proportioned bedrooms in each unit, providing serene and private retreats for relaxation.
- A stylish, modern bathroom in each unit, featuring high-end fixtures and elegant finishes.
- One dedicated car park per unit, offering secure and convenient parking for residents.
- Air-conditioned open-plan living areas in both units, ensuring a cool and inviting ambiance year-round.
- Security screens on all windows and doors for enhanced security
- Tiled flooring throughout for easy maintenance
- Fully fenced yard ensuring privacy and security
- Built in 2013 on a 862m<sup>2</sup>

**FOR INVESTORS:** Current rent Appraisal: \$420pw Unit 1 is currently rented at \$370pw until July 2024 Unit 2 is currently rented at \$380pw until April 2025 Ipswich Council Rates: \$1,000 per quarter approx. Water Rates: \$500 per quarter approx.

**LOCATION:**

- 3 mins drive to Goodna Community Childcare Centre
- 2 mins drive to Westside Christian College
- 3 mins drive to Goodna State School
- 5 mins drive to Woolworths and Goodna Marketplace
- 5 mins drive to Goodna Train Station
- Easy access to the Ipswich Motorway
- 30 mins to Brisbane City

Don't miss this rare opportunity! Call Achol today at 0434 580 095 to secure your inspection before it's gone. Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions, (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.