

**2/134 George Street, Kippa-Ring, Qld 4021**



**Sold Unit**

Sunday, 25 February 2024

2/134 George Street, Kippa-Ring, Qld 4021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Stephan Siegfried



Jo Fenton

0490021981

**\$450,000**

Introducing Unit 2/134 George St, Kippa Ring – a bright and recently renovated lowset duplex villa with a double garage and a private courtyard garden. This property not only offers a comfortable home but also presents a great investment opportunity. Key Features:

- Location: Positioned on George St, Kippa Ring, Unit 2 provides easy access to excellent local amenities, including Peninsula Fair Shopping Centre, Kippa Ring Train Station, schools, and the diverse recreational facilities of the bayside lifestyle suburb of Redcliffe. With beautiful beaches, restaurants, coffee shops, and markets just a short 5-minute drive away!
- Property: Renovated Lowset 2 bedroom/1 bath duplex villa, delivering a harmonious blend of comfortable living and privacy. Outside, enjoy the benefit of a double garage and tranquil courtyard garden, perfect for relaxing or entertaining.
- Current Rental Income: Great tenants are currently enjoying the property and pay \$470 per week in rent on a tenancy agreement that runs until 5/6/2024. They love living at the property and have expressed a keen interest in renewing their lease if an option is available. Council Rates for an investor \$583.73 pq (discounted for an owner occupier).

Additional Opportunity: If you're considering expanding your investment portfolio, the adjacent duplex is also on the market. Seize this rare chance to acquire two adjoining properties, creating the potential for a dual-income investment or an ideal living arrangement for families or friends looking to reside side by side with individual space. In a market where demand for units, with minimal expenses, is very high this opportunity will not last long. If you think this property is for you, don't hesitate – contact Stephan or Jo today to schedule an appointment. Act now, tomorrow maybe too late!