

**2 Mallard Street, Lowood, Qld 4311**

**Duplex/Semi-detached For Sale**

Monday, 8 January 2024



2 Mallard Street, Lowood, Qld 4311

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

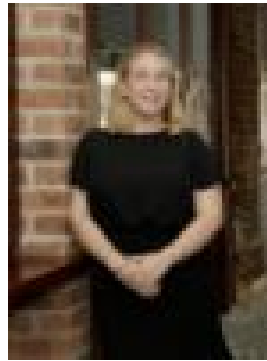
**Area: 168 m2**

**Type:**

**Duplex/Semi-detached**



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## MINT @ \$449k

Looking for somewhere quiet to come home to, without the hassle of needing to renovate or give it a make over? Then come and take a peek at 2 Mallard St in Lowood - this ultra-modern 4 bedroom duplex has nothing to do, besides just move in! Two of the bedrooms have near-new air conditioners and the main living space that sprawls off the kitchen is also air-conditioned. Timber look flooring replaces the carpet that was in the property and helps to finish that modern feel through-out. Stepping outside, you've got a couple of choices with the two covered patio areas on each side of the unit. One side is private and enclosed in the "back yard" section - the second is open over the front yard and face Mallard St & Sea Eagle Dr. The whole property is fully fenced and is suitable for the kids and/or the pets to run and play! Wonderful views back over the estate and off into the mountains beyond. The property is located in the increasingly popular Eagle Rise estate in Lowood - just minutes to the local shops, including medical, fuel & take away food! Also within walking distance (or as I keep seeing, scooters!) from Lowood State & High School and then only a short drive to day care centres, so a perfect location for growing families! For all your more important shopping needs, you're approx 12 minutes away from Fernvale Woolworths & everything else on offer there, like the award winning pies! The trip to Ipswich takes approx 30-35 minutes, depending if you take the scenic route or not! For the investors, this property would have a rental return potential of \$460-\$480 p/wk. In brief: \* 4 extra large bedrooms\* Master bedroom with en-suite and WIR\* Air-conditioned living/dining area and 2 bedrooms\* Modern kitchen with quality fittings and appliances\* Timber look flooring replaces all carpet\* Remote single lock up garage\* Water tank plumbed to house\* Rates approx \$1800 yearly\* Water & Sewer \$232 p/qtr + usage (approx.)\* Rental Appraisal \$460-\$480 p/wk\* No Body Corp - No Body Corp Fees! Disclaimer: Whilst all care has been taken in preparation, no responsibility is accepted for the accuracy of the information contained herein. All information (including but not limited to the property area, floor size, price, address & general property description) within this advertisement is provided as a convenience to you, and has been provided to Ipswich Real Estate Pty Ltd by third parties. Interested persons are advised to make their own enquiries, seek legal advice and satisfy themselves in all respects. Ipswich Real Estate Pty Ltd does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained within this advertisement.