

**2 Park Street, Biloela, Qld 4715**



**Sold Unit**

Tuesday, 5 March 2024

2 Park Street, Biloela, Qld 4715

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 604 m2**

**Type: Unit**



Ross Munroe  
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## Contact agent

INFORMATION MEMORANDUM - <https://fnre.co/?b=135637>(copy and paste link into your web browser) Located a short walk from the Biloela Anzac Club and CBD you will find this fantastic investment opportunity consisting of two 3-bedroom, 1-bathroom low maintenance dwellings situated on a 604m<sup>2</sup> allotment on one title. Currently returning a total of \$720.00 per week with a gross return of 7%. The quality tenants are long term - one with a corporate lease in place. Each home includes: 3 bedrooms all with built in wardrobes Spacious kitchen, dining and living area that opens out to the large entertaining deck Modern tiled bathroom with shower, two-way access from the hallway and master bedroom European style, functional laundry Split-system air-conditioning throughout (living & bedrooms) Fully fenced, private, low maintenance yards (house 1 with pop-up sprinkler system) Tinted windows and security screens throughout Carport and small lock up garden shed Lease information: House 1 - Lease end date 04/07/2024 \$360 p/w House 2 - Lease end date 20/05/2024 \$360 p/w (corporate lease) Presented in immaculate condition, these dwellings are ideal for the astute investor looking to enhance their portfolio. A unique opportunity like this does not come along often. Contact Ross or Amanda for further information and to book your personal inspections. Council Rates: \$2,594 per half year approx.