

233 Edwards St, Flinders View, Qld 4305



Sold Duplex/Semi-detached

Thursday, 19 October 2023

233 Edwards St, Flinders View, Qld 4305

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 444 m2

Type:

Duplex/Semi-detached



Venita Daw

0733897177

\$690,000

There is a superb investment opportunity awaiting the astute investor in this well maintained low set brick dual living property located in one of Ipswich's Premier Suburbs – Flinders View. INVESTORS this property will capture your interest as it has – Positive Cash Flow & Capital Investment Capabilities. As there are tenants in place YOU MUST BOOK YOUR INSPECTION WITH THE AGENT to view this property. THE MANY SPECIAL FEATURES OF THIS PROPERTY INCLUDE – Unit 1 • 3 Spacious bedrooms with built in robes, ceiling fans, carpet, blinds, security screens – Main with en-suite • Tiled hallway with linen cupboard storage • Open plan kitchen/dining/living area – with easy care tiled floors, air-conditioned comfort, access to the rear covered alfresco dining area and fully fenced rear courtyard • Modern kitchen equipped with dishwasher, electric under bench oven, glass cook top, range hood and laminated bench tops • Main bathroom to service the home comes complete with deep soak tub and single vanity • Separate internal laundry room and separate toilet • Single lock up garage with remote access • Awesome tenants in place paying rent of \$450 per week and on a fixed term lease until 27.01.2024 Unit 2 • 1 Spacious bedroom with built in robe, carpet, ceiling fan, blind and security screen • Convenient 2 way bathroom complete with double shower, toilet and vanity unit • Open and airy Kitchen/dining/living area with easy care tiled floors, ceiling fan, laminated built in kitchen cabinetry, dishwasher, under bench electric oven, glass cook top, range hood and security screen door • Terrific long term tenant in place paying a rent of \$310 per week and on a fixed term lease until 16.09.2024. Rental appraisal of \$320-\$340 per week. Future opportunity for increased rental return • Ipswich City Council Rates – 01.04.2023 – 30.09.2023 = \$1958.20 • QUU Water Rates – 18.01.2023 – 13.07.2023 = \$565.70 • Property built in 2016 • Combined rental return of \$760 per week • LOCATION FEATURES – Approx 500m to Cunningham Highway, 40 minutes to Brisbane, Less than 8 minutes to Ipswich CBD, Yamanto Central Shopping Village, Winston Glades Shopping Village, Amberley District Public School and an array of sporting fields, fine dining options and easy access to public transport DON'T DELAY on this one – great low purchase price to get you into the property ownership market. CALL ME to arrange your private inspection. Follow us on Facebook & Instagram. DISCLAIMER: Whilst Shield Management has taken every care in the preparation of the information contained in this advertisement is true and correct, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Any interested parties should make their own inquiries to verify the information contained in this advertisement. Property Code: 665