

26 Bokirana Crescent, Kirwan, Qld 4817



Duplex/Semi-detached For Sale

Friday, 10 May 2024

26 Bokirana Crescent, Kirwan, Qld 4817

Bedrooms: 5

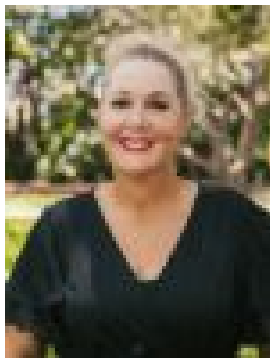
Bathrooms: 2

Parkings: 2

Area: 672 m2

Type:

Duplex/Semi-detached



Coralie Macdonald
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Offers Over \$499,000

Welcome to 26 Bokirana Crescent, Kirwan, an outstanding duplex that presents a remarkable investment opportunity. Freshly painted this property comprises of two units, on one attractive title - boasting two (2) units. Both units boast secure long-term tenancies, ensuring a consistent and dependable income for the future owner. With a potential gross yield of 7.82% (\$750/per week rental potential), this dual-unit investment property offers an enticing proposition for savvy investors looking to maximise returns or expand their property portfolio.

Unit One - (2 bedroom/1 bathroom): Step into a world of modern convenience with this updated low-set 2 bedroom unit. Enhanced security is ensured with security screens installed throughout, providing peace of mind for residents. The large main bedroom offers comfort and functionality with air conditioning and a built-in wardrobe, while the second bedroom provides a cosy retreat with its own built-in wardrobe and ceiling fan. The well-appointed bathroom boasts a large shower and generous storage options, catering to daily needs with ease. Stylish vinyl planking flows throughout the unit, complementing the functional kitchen equipped with ample storage space. Enjoy year-round comfort with ceiling fans in every room and air conditioning in the living area and main bedroom. An internal laundry adds convenience to daily routines, while the back courtyard provides a private outdoor space for relaxation and entertainment. Undercover parking ensures security and convenience for residents.

- **Modern Convenience:** This updated low-set 2 bedroom unit offers modern convenience and comfort, perfect for easy living;
- **Enhanced Security:** Enjoy peace of mind with security screens installed throughout the property, ensuring safety and security;
- **Spacious Main Bedroom:** The large main bedroom features air conditioning and a built-in wardrobe for ample storage;
- **Comfortable Second Bedroom:** The second bedroom offers comfort with a built-in wardrobe and ceiling fan, creating a cosy space for relaxation;
- **Well-Appointed Bathroom:** The bathroom boasts a large shower and generous storage options, catering to your daily needs with ease;
- **Stylish Flooring:** Updated vinyl planking throughout the unit adds a touch of style while ensuring durability and easy maintenance;
- **Climate Control:** Stay comfortable year-round with ceiling fans in every room and air conditioning in the living area and main bedroom, allowing you to adjust the temperature to your liking;
- **Functional Kitchen:** The central kitchen is designed for practicality with ample storage space, making meal preparation a breeze;
- **Convenient Laundry:** An internal laundry adds convenience to your daily routine, while the back courtyard provides a private outdoor space for laundry tasks or relaxation;
- **Courtyard provides outdoor space for relaxation and entertainment;**
- **Under cover parking provides security and convenience.**

Unit Two - (3 bedroom/1 bathroom + bonus storeroom): Experience spacious living with this desirable three-bedroom unit, offering a range of features and amenities for a comfortable lifestyle. All bedrooms boast built-in wardrobes, providing ample storage space for residents. The vinyl flooring in the kitchen adds a touch of modernity, while the dark carpet in the lounge and bedrooms creates a cosy atmosphere. The well-equipped bathroom features abundant storage space, a bathtub with a shower, and a vanity for added convenience. Step outside to the courtyard, offering outdoor space for relaxation and entertainment. The fully fenced yard offers privacy and security, ideal for families and pets. A lockable storeroom provides additional storage space for belongings, while deadlocks and security screens on the doors enhance security measures. An internal laundry adds to the convenience of daily living, making this unit perfect for families or individuals seeking a spacious living environment with a combination of indoor and outdoor spaces.

- **Three-bedroom unit with desirable features and amenities;**
- **All bedrooms boast built in wardrobes;**
- **Vinyl flooring to the kitchen and dark carpet to the lounge and bedrooms;**
- **Well-equipped bathroom:** Features abundant storage space, a bathtub with a shower, and a vanity for your convenience;
- **Courtyard provides outdoor space for relaxation and entertainment;**
- **Fully fenced yard offers privacy and security, plenty of room for family and pets;**
- **Lockable storeroom provides additional storage space for belongings;**
- **Deadlocks and security screens on the doors enhance security measures;**
- **Internal laundry for convenience;**
- **Ideal for families or individuals seeking a spacious living environment;**
- **Offers a combination of indoor and outdoor spaces for versatile living.**

Your Investment:

- **Unit 1 currently rented at \$300/week till 1st September 2024. Potential to increase to market rent of \$375/week;**
- **Unit 2 currently rented at \$375/week;**
- **Single title means reduced rates and no body corporate fees;**
- **Potential to value add in modifying Unit 2 storage room as separate living or other use;**
- **Potential to strata title (STCA) and create two (2) titles providing capital increase for future owners.**

With dual rental incomes from two separate units on one title, this property presents an attractive investment opportunity. Take advantage of the high rental demand in the area and maximise your returns with this versatile duplex property. Located in the sought-after neighbourhood of Kirwan, 26 Bokirana Crescent offers convenient access to a range of amenities. Positioned close to prominent shopping centres such as Willows Shopping Centre and Stockland Townsville, residents

enjoy easy access to a diverse selection of retail outlets, grocery stores, cafes, restaurants, and essential services. These shopping centres not only enhance the convenience and lifestyle of tenants but also contribute to the long-term value of the property. Additionally, residents can take advantage of nearby recreational facilities including parks, sports fields, and fitness centres, promoting an active and engaging lifestyle. With educational institutions like Kirwan State High School and Ryan Catholic College in close proximity, families will find this location particularly appealing. Don't miss out on this incredible investment opportunity! Contact Coralie Macdonald on 0413 450 652 today to seize your chance to own 26 Bokirana Crescent in Kirwan 4815. With its dual-unit configuration, stable rental income, and prime location near shopping centres, amenities, and excellent transport options, this property is sure to attract astute investors and those looking to expand their portfolio.