

# 26 Braxlaw Crescent, Dakabin, Qld 4503



## Sold Duplex/Semi-detached

Friday, 2 February 2024

26 Braxlaw Crescent, Dakabin, Qld 4503

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 377 m2**

**Type:**

**Duplex/Semi-detached**



Steve Jones

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**\$835,000**

As promised, please see below information about 1 & 2, 26 Braxlaw Crescent, DAKABIN. IDEAL PRICE: \$850,000 AREA: Moreton Bay TYPE: Dual Key - Single Title (must be sold together) CONFIGURATION: Unit 1: 3 Bed, 2 Bath, 1 Car Unit 2: 2 Bed, 1 Bath, 1 car CURRENT RENT: Unit 1: \$500 per week Unit 2: \$370 per week | Total: \$870 per week MARKET RENT: Unit 1: \$510 to \$530 per week Unit 2: \$400 to \$410 per week | Total \$910 to \$940 per week LEASE: Unit 1: 9 Dec 2022 to 8 Jan 2024 - Going to periodic Unit 2: 27 Jul 2023 to 26 Jul 2024 WATER: Total: \$ 651 per quarter Water usage is \$295 per quarter, which is chargeable to the tenants (\$651 - \$295 = \$356). COUNCIL RATES: \$3,812 per year Body Corporate/Strata Rates: \$0 per annum INFORMATION SUMMARY: Single titled - Can't be sold separately (great for super funds) Smoke Alarm Compliant for 2022 Configuration: 5 Bed, 3 Bath, 2 Car Land Size: 377 m2 Built in: 2013 Rental Est: 910+ per week Suburb Growth of 49% in the last 5 years Suggested Price Guide: In the \$800,000s Would you like to buy this property? Submit an offer! Please see link: [https://me.propps.com/agt\\_WfcQE0hgccqAUBjtJ](https://me.propps.com/agt_WfcQE0hgccqAUBjtJ) If you have any questions please don't hesitate to contact me!