

3 View Place, Waterford, Qld 4133



House For Sale

Friday, 19 January 2024

3 View Place, Waterford, Qld 4133

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 300 m2

Type: House



SELENE BRUYNZEELS
0738076334



ADAM JONES
0738076334

CONTACT AGENT

If you're looking for a great investment opportunity to add to your portfolio, we welcome you to 3 View Place, Waterford! This dual key property offers a fantastic return on investment under ONE TITLE. Currently leased at a combined rental yield of \$940 per week, this property promises a set and forget, long term investment. Located near a diverse range of shops, schools and parks, the strategic location is great for both investors and tenants alike.

FAST FACTS & THE NUMBERS

- Combined rental return: \$940 per week (\$48,880 per year)
- One title for the two set of units
- One set of council rates
- Individual water meters for each property
- Body Corporate: Approx \$25 per week (approx \$1,300 per year)
- 3 Bedroom, 2 bathroom unit upstairs
- 2 Bedroom, 1 bathroom unit downstairs
- 2 x Single garages (one for each unit) as well as carport space

BRAND NEW Dual Key Property - Build completed January 2024

CURRENT RENTAL INFORMATION

Unit 3A (Upstairs) Weekly rent - \$545 (\$28,340 per year) 12 Month lease agreement (ends January 2025)

Unit 3B (Downstairs) Weekly rent - \$395 (\$20,540 per year*) 6 Month lease agreement (ends June 2024)*

This number is based on the lease agreement being renewed for another 6 months after June

UNIT FEATURES:

UNIT 3A (Upstairs):

- 3 x Bedrooms - all equipped with ceiling fans and built-in wardrobes
- The spacious master bedroom features a generously-sized ensuite and plenty of wardrobe storage
- Main bathroom has a separate bath and shower
- Large open-plan kitchen/living/dining area
- 1 x Lock-up garage
- 1 x Carport space
- U-shaped kitchen offers ample cabinet and bench space
- 2 x Balconies, one at the front and one at the back - perfect for entertaining
- Dedicated laundry with plenty of bench space
- Cupboard in hallway for extra storage

UNIT 3B (Downstairs):

- 2 x Bedrooms - with ceiling fans and carpet
- 1 x Bathroom
- Generously sized open-plan kitchen, living, and dining area
- 1 x Lock-up garage with conveniently located laundry space
- 1 x Carport space
- Modern kitchen with overhead cabinets
- Back private patio with garage entrance

LOCATIONS NEARBY

Canterbury College - 1.2km
Bethania Lutheran Primary School - 2.9km
Bethania Bunnings and Shopping Centre - 2.2km
Outlook Drive Park - 170m
High Road at Sabre Street Bus Stop - 1.2km
Brisbane City - 34km
Gold Coast City - 50km
Closest M1 Entrance - 6km

Don't let this chance slip through your fingers, contact Selene or Adam to organise an inspection or present an offer today!

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