

# 30 Felicity St, Morayfield, Qld 4506

## House For Sale

Wednesday, 1 May 2024

Lowest Commission  
\$7,990 Capped Sale Fee

30 Felicity St, Morayfield, Qld 4506

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 403 m2

Type: House



Michael Turnbull Turnbull  
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David Turnbull  
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## **FOR SALE - Dual-Key Property !**

Explore an exceptional investment opportunity at 30 Felicity St, Morayfield! Seeking high returns and flexibility? Look no further! Our dual-key property offers the perfect investment for savvy investors eager for both rental income and capital appreciation.

**Property Features**

- Unit 1 • 3 Bedrooms • 2 Bathrooms • Single Lock-up Garage • Currently tenanted until 24/10/24 @ \$480p/w
- Unit 2 • 2 Bedrooms • 1 Bathroom • Single Lock-up Garage • Currently tenanted until 14/3/25 @ \$420p/w

**Location:**

- State school catchment: Morayfield East SS and Morayfield SHS
- Quiet street, family-friendly neighbourhood
- 4.1km to Morayfield Sports & Events Centre
- 2.6km to Morayfield train station
- 3.8km to Morayfield Shopping Centre
- 5.4km to Caboolture South Shopping Centre

Nestled in the heart of Morayfield, this property boasts a strategic location near essential amenities like schools, shopping centers, healthcare facilities, and public transport, ensuring high tenant demand. What distinguishes our property is its innovative dual-key design. Featuring separate entrances and living spaces, it offers unparalleled flexibility. Rent out both units separately to cater to multiple tenants simultaneously, maximizing rental yield. Whether your target tenants are small families, couples, or individuals, our dual-key property accommodates various preferences, minimizing vacancy risks and ensuring a steady stream of rental income. Morayfield's growing population and robust rental market make it an investor's dream. Enjoy attractive rental yields that outperform traditional single-unit investments, providing a stable source of passive income. This property sits on a 403m<sup>2</sup> block of land, adding further value to this lucrative investment opportunity.