

# 38 Caloundra Street, Landsborough, Qld 4550

## Duplex/Semi-detached For Sale

Tuesday, 19 March 2024



38 Caloundra Street, Landsborough, Qld 4550

Bedrooms: 7

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type:

Duplex/Semi-detached



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**\$895,000**

Welcome to Units 1 & 2, 38 Caloundra Street. This duplexed home presents an exceptional opportunity for investors or those seeking a dual-living property in the heart of Landsborough. Offering versatility and potential, this property caters to both investors and owner-occupiers alike, with low maintenance requirements and a prime location within walking distance to the Landsborough township, this property offers convenience and comfort for both occupants and tenants. Whether you're looking to maintain a high-yielding investment with both units tenanted or considering living in one unit while renting out the other for additional income, the options are limitless. Rare to market, this solid brick property boasts separate, fully fenced backyards, parking for each unit and air conditioning throughout, enhancing the overall living experience. With no body corporate fees and having been recently refurbished, it's an appealing investment opportunity not to be missed. Unit 1 features four bedrooms with built-in robes, a modern bathroom, a spacious kitchen, open-plan living, air-conditioning, timber flooring, an internal laundry, and a single garage, offering a potential rental return of approximately \$550 per week. Unit 2 comprises three bedrooms with built-in robes, a bathroom with vanity and shower, a well-appointed, modern kitchen, expansive living areas, air-conditioning, timber flooring, an internal laundry, and a single garage, with an approximate rental return of \$500 per week. Exterior features include solid brick construction for both units, ample parking and visitor spaces, and a sizeable 1,012m<sup>2</sup> land parcel with a large driveway and side access. Just 20 minutes from the Sunshine Coast beaches and an hour from Brisbane, this property presents an abundance of potential for renovation or expanding your investment portfolio.

Unit 1 - Features at a glance:

- 4 bedrooms with built-in robes and ceiling fans
- Modern bathroom with floor-to-ceiling tiles, vanity, overhead storage cupboard/mirror, frameless glass shower and toilet
- Large, modern kitchen with electric cooking, plenty of cupboard space, stainless steel appliances, quality tapware, dishwasher, and fridge space
- Open plan living and dining room
- Air-conditioning
- Internal laundry with storage
- Timber flooring
- Single garage and outdoor parking spaces
- Large, fully fenced backyard

Unit 2 - Key features

- 3 bedrooms with built-in robes
- Bathroom with vanity, bath and shower
- Modern kitchen with electric cooking, plenty of cupboards, and fridge space
- Huge open-plan living and dining room
- Air-conditioning
- Internal laundry
- Timber flooring
- Single garage and outdoor parking spaces
- Large, fully fenced backyard

Don't miss out on this exceptional opportunity to secure a versatile property with endless possibilities for growth and income generation. Contact us today to arrange a viewing and unlock the potential of this property. \* Please note a minimum of 24 hours notice is required to inspect this property \*