

**4 Jillian Street, Darling Heights, Qld 4350**

**Duplex/Semi-detached For Sale**

Thursday, 16 May 2024



4 Jillian Street, Darling Heights, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type:**

**Duplex/Semi-detached**



Wayne Hamlet

0477535202

## Offers Over \$649,000

With both units ready to go, you can either purchase the duplex as an investment with a great return or choose to live in one unit and rent out the other to family or friends. Introducing 4 Jillian Street, where convenience meets comfort in this inviting duplex. Step into easy care living with a spacious lounge and dining area adorned with new air-conditioning and fans, ensuring year-round comfort. Freshly painted walls complement the new blinds, while the electric stove and ample storage in the kitchen make meal prep a breeze. This duplex boasts new flooring and carpets throughout, featuring 2 large bedrooms with built-in wardrobes and linen cupboards for storage convenience. A well-appointed laundry, complete with shower and toilet, offers practicality. Security screens provide peace of mind, while the rear covered entertaining area is perfect for hosting gatherings. Outside, enjoy the lush new hedging and secure internal parking with rear side access for added convenience. Located just minutes away from Darling Heights School, the University, and Westridge, this property offers a smart tidy investment. Don't miss the opportunity to snap up this ready to go duplex.

**Property Features**  
Easy Living Lounge Dining New Air-conditioning + Fans  
New Blinds + Freshly Painted Electric Stove + Plenty of Storage  
New Flooring + Carpets throughout  
2 Large Bedrooms with Built-ins Linen Cupboards  
Laundry + Shower + Toilet  
Security Screens Rear Covered Entertaining Area  
New Hedging Planted Secure Internal Parking  
Rear Side Access  
Minutes to Darling Heights School  
Minutes to University  
Minutes to Westridge Shopping Centre  
Rates - \$1,739.00 net per half year  
Water - \$315.29 net per half year + usage  
Rent Appraisal - \$350 to \$380 per unit per week.