

**4 Lusitania Street, Newtown, Qld 4305**

**Duplex/Semi-detached For Sale**

Wednesday, 31 January 2024

**RE/MAX**

4 Lusitania Street, Newtown, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type:**

**Duplex/Semi-detached**



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## Expressions of Interest

We present to you an exceptional Investment Opportunity - Savvy investors can't go past this HOLY GRAIL of property investment! Two income-producing properties on one title giving the astute investor a \$750 weekly return along with a long history of a strong rental return. This opportunity is located only moments from everything this family-friendly region has to offer. This is your chance to enjoy a dual-income with this prized offering of two units on the one lot. Both units are beautifully renovated whilst still maintaining its Queenslander Charm. Situated in one of Ipswich's finest suburbs, this 1012 sqm block features a character home with plenty of future development opportunity potential (subject to council approval). Enjoy the charm and class of this renovated property, currently configured as two flats with an impressive rent return of \$750 per week. Unit 1 - offers two large bedrooms, a stylishly renovated kitchen, a large air conditioned lounge room, a covered back outdoor entertainment area providing a comfortable and modern living with an authentic Queenslander Charm. Currently rented until April 2024 at \$410 per week. Unit 2 - features a well-appointed 1-bedroom layout with a renovated kitchen, bathroom, lounge with air conditioning, dining room, and a delightful sunroom, creating a charming living space. Currently rented until July 2024 at \$340 per week. Each unit has their own separate laundry, and there is a HUGE double carport and shed space. The location is absolutely unbeatable, just a short walk to Ipswich Girls' School, East Ipswich Train Station, Cameron Park, and Coles. Ideally suited to the astute buyer seeking a low-maintenance investment property to add to their portfolio, properties with rental yields like these don't come along every day. Get in quick to inspect this one of a kind property before it's too late. RE/MAX Revolution Real Estate has diligently ensured that the information provided in this advertisement is accurate and reliable. However, we assume no liability for any errors, omissions, or discrepancies contained herein. Prospective buyers are encouraged to conduct their own independent investigations to verify the details.