

43 & 44/1 Wellington Street, Brassall, Qld 4305



Sold Unit

Friday, 1 March 2024

43 & 44/1 Wellington Street, Brassall, Qld 4305

Bedrooms: 2

Bathrooms: 2

Area: 94 m2

Type: Unit



Steve Athanates
0414235933



Mark Newton
0418881952

\$250,001

An opportunity exists here to purchase 2 units for the price of 1. The units are positioned in the heart of Stuart Patterson Lodge in Brassall. Each unit consists of 1 bedroom, 1 bathroom, open plan lounge/dining and kitchen with a rear court yard. Both units have reverse cycle air conditioning and security screens/doors. The complex itself is down the street from Brassall shopping centre, bus, eateries, schools, parks and more. It has a community dining hall, covered walkways, ample parking for visitors and beautifully landscaped gardens and a very relaxing environment throughout the complex. If you are an investor who's in the market for a dual income opportunity to minimise any vacancy periods, this one is for you. Tenancy Details: Unit 43: Currently tenant for \$290 per week until the 25th of November 2024. Unit 44: Currently tenant for \$290 per week until the 9th of December 2024. Ipswich Council Rates: \$524 per quarter (subject to change) Water Charges: \$255 per quarter plus consumption (subject to change) Body Corporate: \$119.56 per week Miss this bargain buy and you'll kick yourself! Listed Price: Offers Over \$229,000. Listing agent: Steve Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.