

**44 Paterson Road, Walloon, Qld 4306**



**Sold Duplex/Semi-detached**

Saturday, 16 September 2023

44 Paterson Road, Walloon, Qld 4306

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 448 m2**

**Type:**

**Duplex/Semi-detached**

**\$615,000**

Property Type: Dual Key Investment Home  
Excellent return on this property  
Unit 1:- Bedrooms: 3- Bathrooms: 2- Master Bedroom: Ensuite and Walk-In Robe (WIR)- Living Area: Air-conditioned- Kitchen: Modern appliances, Centre island workbench- Flooring: Tiles throughout, Carpet in bedrooms- Garage: Single lock-up garage- Predicted Rent: \$400 per week  
Unit 2:- Bedrooms: 1- Bathroom: 1- Car Accommodation: single, lock up garage- Outdoor Area: Yes- Kitchen: Modern straightline design, Dishwasher- Current Rent: \$270 per week  
Additional Features:- Security screens throughout the property  
Located in the desirable Dawn Estate, Walloon, this dual key investment home offers an excellent opportunity for investors seeking a high rental return. With a predicted rental return of 6.5%, this property is a solid investment choice.  
Unit 1 boasts a spacious layout with three bedrooms, two bathrooms, and a master bedroom complete with an ensuite and walk-in robe. The living area is air-conditioned for year-round comfort, and the kitchen is equipped with modern appliances and a convenient centre island workbench. The property features stylish tiles throughout the living areas and plush carpets in the bedrooms. A single lock-up garage provides secure parking for Unit 1.  
Unit 2 offers a comfortable one-bedroom, one-bathroom space with a modern straightline kitchen featuring a dishwasher. The unit includes one car accommodation and an outdoor area for relaxation or entertaining. Currently rented for \$270 per week, Unit 2 presents an opportunity for rental growth.  
Security screens are installed throughout the property, ensuring the safety and peace of mind of both tenants and owners.  
Don't miss out on this attractive investment property in Dawn Estate, Walloon. Contact us today to arrange an inspection or for more information about this exciting opportunity.