

**6 A & B Rivulet Place, Bellmere, Qld 4510**



**Duplex/Semi-detached For Sale**

Tuesday, 12 December 2023

6 A & B Rivulet Place, Bellmere, Qld 4510

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 610 m2**

**Type:**

**Duplex/Semi-detached**



Belinda McLachlan

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## FOR SALE BY NEGOTIATION

Looking for an investment opportunity with flexibility? Why not consider a duplex? With the option of living in one side and renting the other out, or continuing on with our two fantastic tenancies already in place, this property is the perfect pick. Located within walking distance to the newly established Bellmere Shopping Centre and for those without a car, the bus stop is just around the corner. A short drive to Caboolture Town Centre, Train Station and Hospital, this one is central to everything you would need as either a tenant or an owner occupier down the track.

**PROPERTY FEATURES**

- Unit A - 176m<sup>2</sup> Three bedrooms Two bathrooms- ensuite and walk-in wardrobe to master bedroom Built-in wardrobes Open plan lounge, kitchen and dining Gas cook top Two linen cupboards Ceiling fans and air-conditioning Security screens Two car, internal access garaging - remote controlled Laundry area is in the garage Out door under cover patio area Nice sized backyard, fully fenced Water tank
- Unit B - 60m<sup>2</sup> Two bedrooms One bathroom Built-in wardrobes Open plan lounge, kitchen and dining area Air-conditioning Ceiling fans Internal laundry with linen cupboard, hallway linen cupboard Security screens Fenced rear yard Water tank

Current lease information; Unit A - lease renewal due 2/5/2024 Rent is \$430.00 per week Unit B - lease renewal due 11/4/2024 Rent is \$370.00 per week As the property is tenanted, a minimum 24 hours notice of inspection is required. I can send you through a video walk through of the property, if you would like to see it, please let me know. For any further information, please contact Belinda McLachlan any time .