

6 Hannah Crescent, Baringa, Qld 4551



Sold House

Friday, 8 September 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 165 m2

Type: House



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\$856,565

Offering one of the most impressive returns currently available, this fully furnished 3-bedroom townhouse plus single bedroom apartment has fantastic tenants in place who have expressed their desire to extend their leases for another 12 months should the opportunity arise. A current annual combined gross income of \$57,200 with no body corporate (just normal building insurance), and desirable location ensures this property will remain a money-maker for years to come. The main 3 bedroom terrace home is positioned to the front of the block with street access. Contemporary in design with modern fittings and fixtures, the light-filled open-planned living arrangement offers an abundance of space. Downstairs, the large living areas and sleek stone-topped kitchen provides a relaxed and airy environment with the dining room opening to a generous courtyard with covered alfresco dining. Upstairs, each of the 3 great sized and furnished bedrooms offer comfortable living. With a larger landing area at the top of the stairs, there's also a dedicated space for a home office setup. To the rear of the courtyard, 2 separate garages provide access to their respective dwellings. Atop the garages you'll find the single bedroom apartment with it's own private access via the lockable garage. With each of the dwellings remaining separate and private, the layout lends itself perfectly for buyers seeking to occupy the terrace home while benefitting from the income provided by the apartment. Situated within walking distance of local schools and shops also makes this dual key opportunity ideal for owner occupiers seeking low-maintenance living and investors seeking the security of a growing region with great returns.

Key Features:

- Main Residence at the front of the block: 3 bedrooms, 2.5 bathrooms, 1 car garage
- Granny Flat above Garages at the rear of the block: 1 bedroom, 1 bathroom, 1 car garage
- Impressive rental return of \$1,100 per week combined
- Contemporary design with high-quality finishes
- Fully furnished
- Modern kitchens with stainless steel appliances
- Open-plan living and dining areas for family gatherings
- Private outdoor spaces for relaxation and entertainment

Location Highlights:

- Only 400 meters from Baringa Primary School
- Walking distance to the local supermarket
- Easy access to the Bruce Highway via Bells Creek Arterial Road
- Close proximity to the stunning Sunshine Coast beaches and amenities.

This dual key home is not just a place to live but a smart investment opportunity. With a strong rental return, you can enjoy a steady income while benefiting from the property's exceptional location. Whether you're an investor or looking for a family home with extra income potential, this property ticks all the boxes. Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing and make this contemporary dual key home your next investment or dream residence on the Sunshine Coast.

Property Information: 6A Rent - \$630pw Leased till - 15/01/24 6B Rent - \$470pw Leased till - 22/04/24 Vacant Possession - Tenants are happy to discuss vacant possession terms. Annual Rates: \$2,700.60 Annual Insurance: \$tbc