

6 Minnett Street, Glenvale, Qld 4350

Sold Block Of Units

Wednesday, 8 November 2023



6 Minnett Street, Glenvale, Qld 4350

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 517 m2

Type: Block Of Units



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\$780,000

Modern duplex Each unit features: - 3 good sized built-in bedrooms - Main bedroom with walk-in robe and ensuite - Spacious tiled open plan living area boasting reverse cycle air-conditioning - Stylish kitchen equipped with electric cooktop, electric oven, rangehood and dishwasher - Modern family bathroom hosting both a separate shower and separate bath - Separate toilet - Security screen doors fitted and flyscreens on windows - Internal laundry with single wash tub - Outdoor alfresco area - Privacy fenced grassed courtyard - Single remote garage - Unit 1 is rented at \$380 per week until 14th January 2024 - Unit 1 has signed a 12 month lease renewal at \$410 per week from 15th January 2024 - Unit 2 is rented at \$400 per week until 21st October 2024 - Complex currently returning \$780 per week; increasing to \$810 per week from 15th January 2024 Nestled in the heart of the family-friendly Glenvale neighbourhood, within the inviting Glenwood Heights Estate, this modern duplex offers an unparalleled investment opportunity. Conveniently situated near Glenvale Christian School, local parks, sporting fields, and shopping centres, the property provides the option to live in one unit while renting out the other-or simply invest in both for steady rental income. Each unit offers three carpeted bedrooms, all with built-in robes, and a main bedroom that serves as a private retreat complete with a walk-in robe and ensuite. The spacious open-plan living area is tiled and features reverse cycle air-conditioning, ideal for year-round comfort. At the heart of each home is a stylish kitchen, complete with modern appliances including an electric cooktop, oven, rangehood, and dishwasher. There's no shortage of counter space, cupboards, or a pantry, and the breakfast bar provides a cosy nook for casual meals. When it comes to practicality, each unit delivers. The family bathroom is not just modern but functional, with both a separate shower and bath. Add to that a separate toilet, an internal laundry with a single wash tub, and you have all the makings of a home designed for easy living. Security is also a priority, with screen doors and flyscreens on windows. The outdoor space complements the interior, offering an alfresco dining area and a privacy-fenced grassy courtyard, perfect for entertaining or relaxing. Parking is a breeze with each unit having its own single remote garage with internal access. Investors - Unit 1 is rented for \$380 per week until 14th January 2024; however the tenants have signed a 12 month lease renewal for \$410 per week starting 15th January 2024. Unit 2 is rented for \$400 per week until 21st October 2024 with a recent rent appraisal for \$410 per week. Together, the complex is currently generating a handsome return of \$780 per week which will increase to \$810 per week from 15th January 2024. Don't miss this unique opportunity to own a property that not only promises a comfortable lifestyle but also serves as a compelling investment. For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,639.12 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Glenvale State School High school state catchment: Harristown State High School Home Built: 2015