

60 Anderson Street, Avenell Heights, Qld 4670

Sold Duplex/Semi-detached

Saturday, 11 November 2023



60 Anderson Street, Avenell Heights, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type:

Duplex/Semi-detached



Michael Loader

Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick duplex which is a no brainer for all investors! *** PLEASE READ THE ENTIRE ADD COPY IN FULL PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES ***Situational a highly sought after area in Avenell Heights, this very private and well cared for brick duplex is the ultimate cash cow/ set & forget investment property. This tightly held and very quiet area is just a short drive to Hospitals, Schools and Major Shopping Centre, as far as locations go, you will not find anything as convenient. This beautiful refreshed duplex has everything you could want with massive returns on offer! Features include:

- 2 x 2 bedroom units, great street appeal
- Each unit features a modern open plan kitchen/ dining & lounge area
- Centrally located bathroom, single vanity, tiled living areas
- Functional internal layout, neat and tidy, ceiling fans, built in robes
- Spacious kitchen equipped with modern appliances, separate laundry
- No immediate work required, solid brick construction
- Perched on a large fully fenced 809m² allotment with side access
- Single car accommodation attached to each unit
- Both units have been partially renovated & updated as required over the years and are in good condition, including but not limited to, modernised kitchens, bathrooms, paint and flooring.
- Established lawns & garden, easy care yard
- Current Rental Appraisal at \$600-\$650 per week combined
- Elderly long term tenants in place of 15+ years, (current returns well under market \$460 p/w)
- Currently leased month to month, ability to negotiate new lease at market rent with existing tenants who are amazing and wish to stay on
- The ultimate cash cow, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location with returns on offer exceeding 7%
- Potential to strata title to make extra \$\$\$\$ (sell individually if you only want one unit)
- 2 mins to Schooling, CBD, Shops & 10 minutes to Beach, this one is positioned perfectly for future growth with solid returns on offer
- Located in one of Bundaberg's most sought-after suburbs, this property is perfectly positioned for maximum capital growth and rental yield. Situated just minutes from schools, shopping centers, and public transport, it's easy to see why this area is so desirable for both tenants and buyers alike.
- SELLING NOW...WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE INVESTMENT WHICH IS POSITIVE GEARED WITH INSTANT RETURNS, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY! ***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au ***CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 4 Bathrooms: 2 Toilets: 2 Living: 2 Car Accommodation: 2 Land size: 809m² SHED - NOA/C - No SOLAR - NO Rates - \$2200 p/h Approx (for both units) Rent Appraisal - \$600-650 p/w **Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document**