

# 8 Dusk Place, Crestmead, Qld 4132



## Duplex/Semi-detached For Sale

Friday, 14 June 2024

8 Dusk Place, Crestmead, Qld 4132

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 246 m2

Type:

Duplex/Semi-detached



Linda King

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## Offers above \$800,000 will be considered

POTENTIAL WEEKLY RETURN OF \$900-\$920 What a unique opportunity for an astute investment buyer, a dual occupancy property with great rental return! Within a 9 minute drive of Marsden Park Shopping Centre, tenants have easy access to local take-aways, restaurants and Coles Shopping, plus a number of boutique shops at their finger tips. Also located within a short drive is Marsden State High School. The potential for this property is enormous! This single level dual income producing property boasts 5 Bedrooms in total, Unit A offers 3 spacious bedrooms, 2 bathrooms plus a single car garage. Unit B, which has just become vacant, offers open plan living and dining and has 2 good sized bedrooms and one bathroom. Unit A highlights: Tenanted: \$500 per week until 11 November 2024- Master bedroom with en-suite, built in robes and air con- 2 further bedrooms all with built in robes and ceiling fans- Extra Large family living/dining room with air-con- Modern kitchen with stone bench-tops, high end appliances and ample storage- Family bathroom with bathtub- Separate laundry with bi-fold doors- Powder room- Fully fenced yard Unit B Highlights: CURRENTLY VACANT- Rental appraisal: \$400 - \$420 per week- 2 bedrooms, both with built in robes and ceiling fans- Combined living/dining room with air con- Galley style kitchen, modern appliances and stone benchtops- Separate bathroom- Fully fenced yard This property is just minutes from key schools such as Marsden State High School, Marsden State School, Crestmead State School and St Francis' College. Also, minutes from local shops and parks and has ample transport nearby. For an inspection, please call Linda on 0410 716 361 – please note, we must provide an entry notice to the tenant in unit A Disclaimer: Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within, is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.