

9 Golf Links Drive, Gatton, Qld 4343



Duplex/Semi-detached For Sale

Wednesday, 13 December 2023

9 Golf Links Drive, Gatton, Qld 4343

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type:

Duplex/Semi-detached



Allison Vinckier

Offers Over \$520,000

Are you in search of an outstanding investment opportunity that combines location, modern amenities, and hassle-free management? Look no further! Introducing our exclusive property investment in Gatton – a renovated duplex that is truly an investor's ideal choice.

Property Highlights:

- Block Size - 809 m²: A spacious block provides ample space and potential for future development.
- Bedrooms - 4 (2 built-in each unit): Each unit boasts 2 bedrooms with built-in wardrobes, offering comfortable living spaces for tenants.
- Bathrooms - 2 (1 in each unit): Modern and well-appointed bathrooms in each unit ensure tenant satisfaction and convenience.
- Car Space - 2 Single Carports (1 for each unit): A dedicated car spaces for each unit, provides convenience and secure parking for tenants.
- Cool/Heat - Reverse Cycle Air-Conditioner and Ceiling Fans: Enjoy year-round comfort with a reverse cycle air-conditioner and three ceiling fans in each unit.
- Rental Income - \$600 per week: A lucrative investment opportunity, currently rented for a combined \$600 per week.
- Prime Location - Close to Town and Golf Course Views: Situated within close proximity to town and overlooking the golf course, this duplex offers a highly desirable location for tenants.
- Recent Renovations - Modern Kitchens, Bathrooms, and More: Recently renovated with modern kitchens, updated bathrooms, new floor coverings, window furnishings, and fresh paint. Move-in ready for tenants, with no additional costs for you!
- Low Maintenance - Fenced Back Yard Areas: The property features fenced back yard areas, providing privacy and security for tenants while keeping maintenance efforts to a minimum.
- Separate Lockable Laundries: Added convenience and security with separate lockable laundries for each unit.
- No Body Corporate Fees: Enjoy the benefits of a duplex on one title without the burden of additional body corporate fees.

Why Invest in Gatton Duplex: Positioned on one title, this Gatton duplex is a strategic investment opportunity with no body corporate fees, ensuring maximum returns for investors. With recent renovations, including modern kitchens, bathrooms, and other essential updates, this property requires no additional investment. The open-plan living areas, single carports for each unit, and proximity to town and the golf course make this property an attractive choice for tenants. Invest with confidence and reap the rewards of a well-maintained, high-demand property in Gatton. Don't miss out on this fantastic opportunity – seize it now and watch your investment grow! Contact Allison today on 0423 301 315 for more information and to secure your spot in this prime investment opportunity!