

9 Sophora Road, Holmview, Qld 4207



House For Sale

Tuesday, 26 March 2024

9 Sophora Road, Holmview, Qld 4207

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 472 m2

Type: House



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## For Sale

Nestled within a serene neighbourhood, this charming dual-key offers the perfect blend of modern comfort and classic appeal. Boasting a convenient location and versatile layout, this property is ideal for those seeking both investment potential and a cozy place to call home.

**Key Features:**

- Dual Living Spaces:** This dual-key comprises two distinct living units, each offering its own entrance, living area, kitchen, bedrooms, and bathrooms. Whether utilised for extended family living, rental income, or a combination of both, the layout provides flexibility and privacy.
- Modern Amenities:** Both units are equipped with modern amenities (including sleek cabinetry, and countertops in the kitchens.) Spacious living areas feature ample natural light, creating an inviting atmosphere for relaxation or entertaining guests.
- Outdoor Retreat:** Step outside to discover an outdoor space, perfect for enjoying al fresco dining, gardening, or simply soaking up the sunshine. The well-maintained yard provides a tranquil retreat from the hustle and bustle of everyday life.
- Convenient Location:** Situated in a sought-after neighbourhood, this dual-key offers easy access to a variety of local amenities, including shops, restaurants, parks, and schools. Commuters will appreciate the proximity to major transportation routes, making travel to nearby cities and employment centres a breeze.
- Income Potential:** With two separate living units, this property presents an excellent opportunity for rental income. Whether rented out individually or as a whole, the dual-key offers a steady stream of revenue for savvy investors.
- Parking and Storage:** Each unit includes designated parking spaces, ensuring convenience for residents and their guests. Additional storage options are available, providing ample space for stowing away personal belongings.
- Well-Maintained:** Meticulously maintained both inside and out, this dual-key exudes pride of ownership.

**Unit 1:** • 3 Spacious bedrooms, all with built-Ins • Spacious Open Plan Lounge, Dining & Kitchen • Air Conditioning for Year-Round Comfort • Single Lock-Up Garage • Security Screens for Added Security • Outdoor Patio & Rear Yard with a clothes line

**Unit 2:** • 2 Bedrooms, all with built-Ins • Inviting Open Plan Lounge, Dining & Kitchen • Air Conditioning for Year-Round Comfort • Single Lock-Up Garage • Security Screens for Added Security • Outdoor Patio & Rear Yard with a clothes line

**Location:** • 7 minutes drive to Edens Landing State School (4.2km) • 9 minutes to St Joseph's Tobruk Memorial School (6km) • 7 minutes to Windaroo Valley State High School (5.4km) • 8 minutes to Waterford State School (5.3km) • 8 minutes to train station (4.2km) • 5 Minutes to Holmview Central (all major amenities, local cafes, and restaurants) • 5 minutes' drive to Woolworths and every-day shopping • 35 minutes to Brisbane City (34.6km)

**Investors:** • Rental Income: \$510 per week (Unit 1) • Lease expires: 09/05/2025 (Unit 1) • Rental Income: \$410 per week (Unit 2) • Lease expires: 21/04/2025 (Unit 2)

Contact Gary Gaurav - 0481 350 694 or Harshita Chhotu - 0421 851 803. Don't miss your chance to own this versatile dual-key, offering endless possibilities for comfortable living and smart investing.