

92 Brentwood Drive, Bundamba, Qld 4304



Duplex/Semi-detached For Sale

Friday, 1 December 2023

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Bedrooms: 5

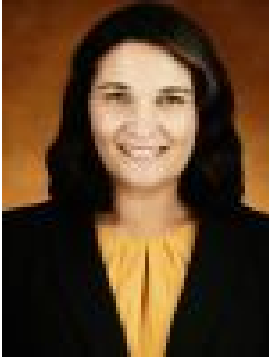
Bathrooms: 3

Parkings: 2

Area: 811 m2

Type:

Duplex/Semi-detached



Venita Daw

0466883516

OFFERS OVER \$695,000

This well maintained low set brick dual occupancy property on a single title is a superb investment opportunity awaiting the astute investor. Located in Brentwood Drive Bundamba. INVESTORS this property will capture your interest as it has – Positive Cash Flow & Capital Investment Capabilities. YOU MUST BOOK YOUR INSPECTION WITH THE AGENT to view this property as there are tenants currently in place. THE MANY SPECIAL FEATURES OF THIS PROPERTY INCLUDE –

Unit 1 • 3 Spacious bedrooms with built in robes, carpet, privacy blinds, ceiling fans, security screens – Main with en-suite, walk in robe and access onto rear covered Alfresco Dining area • Open plan living/dining area – with easy care tiled floors, air-conditioned comfort, access to the rear covered alfresco dining area and fully fenced rear yard • Modern kitchen equipped with dishwasher, glass cook top, electric under bench oven, range hood and Caesar Stone bench tops • Main bathroom to service the home comes complete with deep soak tub, single vanity and toilet • Laundry room with easy care tile floor, security door and rear yard access • Single lock up garage with remote and internal access • Good tenants in place paying rent of \$410 per week and on a fixed term lease until 23.05.2024. Rental appraisal of \$440-\$450 per week. Future opportunity for increased rental return

Unit 2 • 2 Spacious bedrooms with built in robe, carpet, ceiling fan, privacy blinds and security screen – main with ensuite and air conditioned comfort • Convenient 2 way bathroom complete with shower, toilet and vanity unit with a sky light • Spacious Kitchen with easy care tiled floors, laminated built in kitchen cabinetry, dishwasher, under bench electric oven, glass cook top, range hood • Living/dining area with tiled floor, air conditioned comfort, ceiling fan and sky light • Good tenant in place paying a rent of \$380 per week and on a fixed term lease until 27.02.2024. • Ipswich City Council Rates – Qrtly = \$1000 approx • QUU Water Rates – Qrtly \$560.00-\$600 approx • Property built in 2015 • Combined rental return of \$790 per week • LOCATION FEATURES – Within 1 minute to the Cunningham Highway, 40 minutes to Brisbane, Less than 12 minutes to Ipswich CBD, 5 minutes to Bundamba Train Station Bunnings and an array of sporting fields, fine dining options and easy access to public transport DON'T DELAY on this one – great property to add to an investment portfolio. CALL ME to arrange your private inspection. Follow us on Facebook & Instagram. DISCLAIMER: Whilst Shield Management has taken every care in the preparation of the information contained in this advertisement is true and correct, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Any interested parties should make their own inquiries to verify the information contained in this advertisement. Property Code: 673