

94 Brentwood Drive, Bundamba, Qld 4304



Duplex/Semi-detached For Sale

Tuesday, 21 November 2023

94 Brentwood Drive, Bundamba, Qld 4304

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 707 m2

Type:

Duplex/Semi-detached



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DUAL LIVING FOR OFFERS OVER \$699,000

This 8-year-old, low-maintenance, modern duplex offers a great return on investment for any buyer looking to purchase in the popular suburb of Bundamba. This 707sqm block is flood free and both units are currently tenanted, earning a combined \$860/week in rent. Both units are on the one title, so no Strata fees and Ipswich City Council rates are \$1005 per quarter. Both units have separate electricity meters. UNIT 1: 3 bedrooms with built-in wardrobes and 2 bathrooms. The main bathroom has a separate shower and bathtub. Master bedroom has an ensuite and walk-in robe.

Air-conditioned open plan living, dining and kitchen area with an undercover patio at the back of the unit, overlooking the backyard. This unit is currently tenanted at \$440/week with the lease expiring of 21 May, 2024. UNIT 2: 2 bedroom/2 bathrooms, with built-in wardrobes in both bedrooms. Open-plan living, dining and kitchen area, also air-conditioned. This unit also has an undercover patio at the rear of the unit overlooking the backyard. This unit is currently tenanted at \$420/week with the lease expiring on 17 June, 2024. PROPERTY FEATURES IN BOTH UNITS: > Open plan kitchen, dining and living room > Electric stove & oven > Dishwasher > Ceiling fans in the living area and bedrooms > Air conditioning in the open-plan living areas > Tiled flooring throughout the living areas > Carpet in all bedrooms > Security screens on all windows & doors > Covered outdoor patio area at rear of both units > Both units have a remote-controlled, single lock-up garage > 707m2 block > Fully fenced backyard Location within approximate driving distance:- 2 minutes to Bundamba State Secondary College- 3 minutes to IGA Bundamba- 5 minutes to Bundamba State Primary School- 5 minutes to the Cunningham Highway for easy access to Brisbane, Gold Coast & Warwick- 8 minutes to Booval Fair Shopping Centre including Woolworths- 8 minutes to Bundamba Train Station- 11 minutes to Costco & the Warrego Highway for access to Toowoomba- 15 minutes to Ipswich CBD & Hospital I look forward to meeting you at the advertised open house, or contact me on 0477 022 982 to arrange a suitable time for a private viewing. DISCLAIMER: Orange Door Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accepts no responsibility and disclaims all liability with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.