

A & B/78 Caribou Drive, Brassall, Qld 4305

House For Sale

Tuesday, 21 May 2024

NGU REAL ESTATE
Nestlé Group

A & B/78 Caribou Drive, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 803 m2

Type: House



Steve Athanates
0414235933



Luke Athanates
0428888317

Offers Over \$749,000

This immaculately presented dual key residence is the perfect solution for two generations of family that want to live together but still have their own privacy. You can share the mortgage, which would be super affordable for two families, and one generation can live in the three bedroom, one bathroom side and the second generation can live in the one bedroom, one bathroom side of the residence. It is effectively two homes joined together but on only one title, so there is only one lot of rates that the family unit can share. Alternatively, for those looking to downsize from their current larger family home to something smaller you could live in one side and then rent out the other side for additional income. This option would not only provide the peace of mind of ongoing income but it would also provide security for the home if you were away on extended holidays. Apart from offering a total of four bedrooms with built-in robes, three bathrooms, there is also two designer look kitchens complete with dishwashers, two separate remote controlled garages and private fully fenced yards that allow you to have secure space for children to play or pets to run. This stunning dual key property is super low maintenance with brick construction, colorbond roofing, security screens throughout, tiled halls and living areas as well as each have split system reverse cycle air conditioning for year round comfort. It just doesn't get any better than this! You don't have to go through the frustration of designing and building them. You can either just move in at the end of the tenancies to start enjoying all these benefits or you buy them today and have the current amazing tenants pay off this amazing investment home for you! Unit A is currently tenanted for \$460 per week until 28/05/2025 and Unit B is currently tenanted for \$330 per week until 03/02/2025. You can give the tenant the required notice at the end of their tenancy and enjoy all the benefits this unit has for yourself. Those with elderly parents or teenage children you can move into one side and have family close by residing in the unit next to you. For investors, both units have received an updated rental appraisal returning an amazing combined \$810 per week! Unit A: \$480 per week Unit B: \$330 per week Ipswich City Council Rates: \$1,005 per quarter (subject to change) Water Charges: \$230 per quarter plus consumption (subject to change) The home is located on an spacious 803m² block in prestigious Brassall. This means you are surrounded by other quality homes and both your primary and secondary school aged children have quick access to the Brassall State Primary School or Ipswich State High School. You also have easy access to the Warrego Highway to Brisbane or Toowoomba and just a short drive to the Brassall Shopping Centre, River link Shopping Centre and Ipswich CBD with electric rail to Brisbane. There are way too many extras to list - so act now before someone else buys the perfect home for two families or one savvy investor! Most importantly, the owners have priced this exceptional dual key family residences realistically to sell quickly at offers over \$749,000. Listing agent: Steve Athanates Call me now - I am waiting for your call! NGU Real Estate Ipswich - with Offices at Brassall, Ripley & Karalee - We've got Ipswich covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.