

# 5 Arburry Crescent, Brassall, QLD, 4305

CENTURY 21

## Duplex For Sale

Tuesday, 15 October 2024

5 Arburry Crescent, Brassall, QLD, 4305

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex



Josie Smith  
0721127999

## DUAL KEY = DUAL INCOME

This property is currently tenanted with Unit 1 for \$480.00 per week on a fixed lease agreement ending 9th November 2024 and Unit 2 for \$350.00 per week on a fixed lease agreement ending 20th June 2025; equalling a combined rental income amount of \$830 per week.

Welcome to 5 Arbury Crescent Brassall – an exceptional dual key property that promises an outstanding investment opportunity. This modern built residence is ingeniously designed to maximize rental potential with its dual-key attributes and amazing secure tenants already in place, this property allows you to cash in double the rental income from a single investment. Making it ideal for any savvy investor buyers looking for a hassle-free addition or first property to their portfolio.

### Unit 1 Features:

- Year Built: 2018
- 3 Bedrooms, 2 Bathroom & 1 Car
- Lounge/Dining room is tiled with air-conditioning, vertical blinds + ceiling fan
- Kitchen is complete with a cooktop, oven, rangehood & dishwasher
- Bedroom 1 features a built-in wardrobe, a/c, carpet, vertical blinds + ceiling fan
- Bedroom 2 is carpeted with vertical blinds + ceiling fan
- Bedroom 3 is carpeted with vertical blinds + ceiling fan
- Main bathroom is tiled with a shower over bathtub combo + heated lights
- Linen cupboard
- Single lock up remote controlled garage
- Laundry
- Sliding door leading to patio outside
- Nice and peaceful grassed yard
- Timber privacy fencing
- Outdoor patio

### Unit 2 Features:

- Year Built: 2018
- 1 Bedroom, 1 Bathroom & 1 Car
- Tiled multipurpose living area with air-conditioning + ceiling fan
- Bedroom 1 is carpeted and air-conditioned with a built-in wardrobe, vertical blinds + ceiling fan
- Kitchen complete with an electric cooktop, oven, rangehood, dishwasher + stone benchtops
- Tiled bathroom with heated lights
- Linen cupboard and laundry
- Vertical blinds throughout
- Timber privacy fencing
- Outdoor patio and grassed yard
- Single lock up remote controlled garage

### The Location:

-Close proximity to Warrego Highway for commuters & a few minutes drive to Ipswich CBD. Additionally close to the Brassall shopping complex & all amenities, private & public schooling options

This property is within school catchment of Brassall State School & Ipswich State High School with many local private school options such as Ipswich Grammar School, Ipswich Girls Grammar School, St Mary's College & Primary School and St Edmunds College.

9 minute drive to Riverlink Shopping Centre

9 minute drive to Ipswich CBD

42 minute drive to Brisbane CBD

With its prime location, modern design, and secure tenancies, 5 Arbury Crescent is a standout investment opportunity in Brassall. Don't miss your chance to acquire this promising property.  
Contact Josie Smith the listing agent as soon as humanly possible.

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