

**8 Robert Place, Yamanto, QLD, 4305**

**HOUSEQUEST**

**Duplex For Sale**

Thursday, 26 September 2024

8 Robert Place, Yamanto, QLD, 4305

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex**



Tank Lee

## Double your \$\$! Dual Income on Big Block!

Flip the coin on how best to utilise this awesome modern dual key property to suit your needs...sit back and collect 2 lots of rent return...live in 1 and rent out the other...live in 1 and put the older kids/oldies in the other...live in the 3 bedroom unit and let those sponge buddies or interstate travelling friends stay in the 2 bedroom unit or even live in the 3 bedroom unit and utilise the 2 bedroom unit as a home office/business/beauty & hair etc home based business and have your business pay rent back to you!!

I know that's almost more coin flipping than at an RSL club on Anzac Day but thankfully this great approx 2013 built property can cater for all that and no doubt more! This glorious flood free property sits upon a massive 800m2 block that is found at the end of a sleepy cul de sac street within one of Ipswich's most popular suburbs! Walk to local parkland, bark park, bus stop and be just a short drive to shopping centres, schools, day care facilities, taverns, specialty shops, Uni, CBD as well as access onto both the Cunningham Highway and Centenary Motorway. This has to be the best dual key opportunity I have seen thanks to its large block that delivers big rear courtyards whilst it's positioning at the end of a quiet cul de sac street also delivers privacy and plenty of front yard space to park the caravan/motorhome/boat or allow for some extra off street parking.

### The Big Brother

Currently tenanted until 11/11/24 for \$450 week (Rent appraised @ \$520 week)

This well designed 3 bedroom, 2 bathroom unit is sure to impress you or your tenants with 3 good sized bedrooms on offer that all have ceiling fans...2 with double door built in robes whilst the main bedroom gifts y'all a walk in robe and ensuite. Both bathrooms are stylish and definitely does the job as does the separate laundry. At the rear of the unit floorplan is the open designed and air conditioned kitchen/dining/lounge space that opens out into the covered rear pergola and generous sized fully fenced rear yard. The kitchen is equipped with a corner pantry, electric appliances and a dishwasher. The remote controlled door single garage is also at the ready for the daily driver with plenty of off street parking grassed area within the front yard as well as a concreted turnaround pad. Each unit has its own Electricity and Water meter with tenants paying all Usage costs.

### The Lil Bro

Currently tenanted until 20/01/25 for \$420 week (Rent appraised @ \$490 week)

This modern unit has a remote controlled door single garage as well as plenty of off street parking grassed area within the front yard. 2 good sized bedrooms are both equipped with built in robes and ceiling fans whilst the stylish bathroom definitely does its job. The kitchen is fully equipped with a breakfast bar, double door pantry, electric appliances as well as a built in broom cupboard close by in case you spill the coco pops. An air conditioner pumps out the climate controlled goodness throughout the kitchen/dining/lounge area but if seeking some fresh air, this area also exits out into the covered rear pergola.

The good sized covered rear pergola looks out over your great sized fenced rear yard and you also have a walkway alongside the unit to a side gate that easily accesses the rear yard or pergola from the driveway area.

Block size: 800m2

Bedrooms: Unit 1 = 3, Unit 2 = 2

Bathrooms: Unit 1 = 2, Unit 2 = 1

Formal lounge: Unit 1 = 1, Unit 2 = 1

Car accommodation: Unit 1 = 1, Unit 2 = 1

Outdoor entertainment: Both have covered rear pergolas and sizeable rear yards

Fenced yard: Both units have fully fenced and biggggg rear yards for unit standards!

Air conditioning: Unit 1 = kitchen/dining/lounge, Unit 2 = kitchen/dining/lounge

Roof Type: Tiled roof

Tenants: Unit 1 = \$450 until 11/11/24 (Appraised \$520 week), Unit 2 = \$420 until 20/01/25 (Appraised @ \$490 week)

Amenities: Walk to parkland, bark park, bus stop & short drive to many shopping ctrs, schools, day care facilities, taverns, specialty shops, Uni, CBD as well as Highway & Motorway access.

Flood Free? - Absolutely

\* Virtual staging used to respect the tenants privacy.