

# 1 & 2/12 Lewell Street, Millbank, Qld 4670



## Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

1 & 2/12 Lewell Street, Millbank, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1085 m2

Type:

Duplex/Semi-detached



Danielle Kemp

0402918564

## Offers Above \$595,000

It's that time of year when opportunities are presented to the market. If you are looking to expand your investment portfolio or start a new one, then this duplex comprising a single dwelling with 2 adjoining units is one to inspect! The property encompasses two two-bedroom flats, both offering an additional rumpus/sitting room, kitchen, lounge room, bathroom, laundry, toilet and an outdoor sitting area. Both units have Solar to save tenants on the increasing electricity charges, a back fenced yard and car accommodation. UNIT 1: • Renovated kitchen with electric cooking • New flooring; vinyl in the living and carpet to bedrooms • Bathroom with shower over bath and vanity • Toilet off the laundry with back yard access • Open plan lounge, dining and kitchen • Two bedrooms plus second living area off the entry • Main bedroom has air-conditioning • Ceiling fans, built-ins and security screens • Fenced back yard • Covered outdoor area to the front of the unit • 1 bay of the shed at the rear for a car or storage • Unit 1 is currently tenanted for \$340 per week and lease expiring on the 7 December 2024 UNIT 2: • Renovated kitchen with electric cooking • New flooring; vinyl in the living and carpet to bedrooms • Renovated bathroom with shower and vanity • Toilet off the laundry with back yard access • Open plan and air-conditioned lounge, kitchen & dining • Two bedrooms plus second living area off the entry • Ceiling fans, built-ins and security screens • Fenced back yard • Covered outdoor area to the front of the unit • 1 bay of the shed at the rear for a car or storage • Unit 2 is currently tenanted for \$370 per week and lease expiring on the 6 May 2025 This convenient position in Millbank on a 1,085m<sup>2</sup> block offers the Public Bus Route at the end of the street, and is only minutes drive to local Schools, Sugarland Shopping Centre and Hospitals. For more information or to book an inspection, contact the exclusive marketing agent, Danielle Kemp on 0402 918 564 or [danielle@thefourwalls.com.au](mailto:danielle@thefourwalls.com.au)DISCLAIMER: The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters. We have used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained.