

**1/50 Ancona Street, Carrara, QLD, 4211**

**Duplex Semi-detached For Sale**

Wednesday, 14 August 2024



1/50 Ancona Street, Carrara, QLD, 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex Semi-detached**

## Level block, Level Home, Level Headed Investment Proposition

Single level duplexes are in demand for their appeal to downsizers looking for a home with no stairs, first home buyers entering the market and investors looking to attract a wide variety of tenants and decent returns. With no Body Corporate, these properties have a lot going for them, come and see why for yourself.

The layout is practical, with a generous living, dining and open plan kitchen area to welcome you. The bedrooms extend down the back for privacy. There is a middle courtyard area with an awning for all weather outside entertaining.

The property has solid bones and a sensible layout, including 2 bathrooms, however aesthetically it will need some attention soon enough.

More Features:

- \*All the rooms come with a ceiling fan
- \*Air conditioning in the living room
- \*Separate laundry room
- \*Carpet in the bedrooms, tiled in the living areas for easy cleaning
- \*The garage is currently being used as a bedroom however it is a single lock up garage
- \*The kitchen is spacious and complete with a breakfast bar
- \*Generous master with walk in wardrobe and en suite bathroom
- \*2nd & 3rd bedrooms with built in wardrobes
- \*Fully fenced backyard with direct access via a bedroom
- \*Garden shed
- \*Courtyard garden with recently installed patio cover

The numbers:

- \*Current Rental Return \$650 per
- \*Rental Appraisal \$700+ per week
- \*GCCC Rates investor \$1,200 per 6 months
- \* Shared Insurance TBA

The location:

Located in a quiet and elevated cul-de-sac, you're centrally connected to all the Gold Coast's amenities and beyond! With access to the M1 connecting you to north and south ends of the coast, everything you need is close by. You also have access to the train, to the new Coomera Connector road to Brisbane, to shops and restaurant precincts. Emerald Lakes Golf Club and Carrara Sporting facilities and the People First Stadium are located close by.

Come and experience this practical investment opportunity, it won't last long!

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