

# 1 Robertson Street, Kepnock, Qld 4670



## Duplex/Semi-detached For Sale

Tuesday, 25 June 2024

1 Robertson Street, Kepnock, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 894 m2

Type:

Duplex/Semi-detached



Michael Loader

## SUBMIT ALL OFFERS

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick duplex which is a no brainer for all investors! \*\*\* PLEASE READ THE ENTIRE ADD COPY IN FULL PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES \*\*\* Situated a highly sought after area with easy access to town & the coast, this very private duplex is the ultimate cash cow/ set & forget investment property. This tightly held and very quiet area is just a short drive to Hospitals, Schools and Major Shopping Centre, as far as locations go, you will not find anything as convenient. This beautiful refreshed duplex has everything you could want with no work needed! Features include: • 2 x 2 bedroom units, one duplex title, great street appeal • Each unit features a modern open plan kitchen/ dining & lounge • Both units are large internally and offer their own private back yard • Centrally located bathroom, single vanity (unit 2 brand new bathroom) • Functional internal layout, neat and tidy, tiled living areas with new carpet to bedrooms • Spacious kitchen equipped with modern stainless appliances (unit 1 brand new kitchen) • The units have been renovated/ updated where required over the years including new paint, ceiling fans, A/C, led lighting and floor coverings • No immediate work required, great area, high yields on offer • Perched on a large 894m<sup>2</sup> fully fenced allotment, room for a shed to the rear if required • Single lock up car accommodation attached to each unit • Established lawns & garden, easy care yard, fully fenced with concrete drive way for access • Currently returning \$650 per week (combined) with long term tenants in place. Both tenants are on long term 12 month leases signed recently • Security screens, A/C, modern colour scheme, 100% immaculate • The ultimate cash cow, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location! • 2 mins to Schooling, CBD, Medical Precinct & 10 minutes to Bargara Beach, this one is positioned perfectly for future growth • Located in one of Bundaberg's most sought-after suburbs, this property is perfectly positioned for maximum capital growth and rental yield. Situated just minutes from schools, shopping centers, and public transport, it's easy to see why this area is so desirable for both tenants and buyers alike. • SELLING NOW...WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE INVESTMENT WITH INSTANT RETURNS, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY! \*\*\* FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au) \*\*\* CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER! At a glance: Bedrooms: 4 Bathrooms: 2 Toilets: 2 Living: 2 Car Accommodation: 2 Land size: 894m<sup>2</sup> SHED - NOA/C - NoSOLAR - NORates - \$2200 p/h Approx (for both units) Current Rent - \$650 per week \*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*