

1&2/16 Abbey Street, Cranley, QLD, 4350



Duplex Semi-detached For Sale

Saturday, 10 August 2024

1&2/16 Abbey Street, Cranley, QLD, 4350

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Type: Duplex Semi-detached



David Harms
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Outstanding Investment | Rental Appraisal \$1010/week

This incredible residential investment represents a rare opportunity to acquire a fully tenanted well maintained property in a high-growth suburb, secure income stream, and rental upside from September.

Why you will love Cranley as an investment hot spot....

- * The unit rental rate has continuously out-performed Greater Toowoomba and is currently experiencing a rental income growth of 15.8%
- * On average, over the last 12 months, Cranley units have achieved \$55-\$65/week more than units in Greater Toowoomba
- * Cranley has experienced strong annual capital growth of 14.6% over the last 4 years.

Why This is a Outstanding Investment:

- * High Yield: Within 5 months the rental return will be \$1010, ensuring a strong return on your investment.
- * Fully Leased Property: With tenants in both units, you benefit from a secure and consistent income stream.
- * Excellent Income Growth: Strong annual income growth of 10-15% rental reviews
- * Relatively New Build: Built in 2016 with quality finishes, there are excellent tax depreciation benefits.
- * Strategic Suburb: A vibrant suburb with high demand, ensuring strong tenant retention and future rental potential. The property is just minutes away from Bailey Henderson and St Andrew's hospitals and with excellent schools nearby, this key asset will continue to be in high demand by valuable tenants – nurses, doctors, teachers and admin staff.

About the Property:

This well maintained property features two separate units, each with its own entrance, fully fenced yards, and quality tenants cascading over multiple levels to deliver spacious living...

Unit One:

Currently tenanted until January 2025 at \$470/week (Appraisal \$520-\$530/week from January)

3 bedrooms, master with ensuite & built-in robe and reverse-cycle air-conditioning

Built-in wardrobes in 2nd & 3rd bedrooms

Ceiling fans in all bedrooms

Main bathroom with separate shower & bath

Tiled open plan kitchen, Electric cooking

Living/dining area with reverse cycle air conditioning

Remote control single lock up garage

Unit Two:

Currently tenanted until September 2024 at \$425/week, (Appraisal \$480/week)

3 bedrooms with built-in wardrobes and ceiling fans

Master bedroom and ensuite

Tiled open plan kitchen Electric cooking

Living/dining area with reverse cycle air conditioning

Remote control single lock up garage

Photos above have been digitally staged. Please contact David or Angela to arrange a private inspection for unit 1, unit 2 is available for inspection through the advertised Open Home.