

**12 Lachlan Street, Gleneagle, Qld 4285**



**Duplex/Semi-detached For Sale**

Tuesday, 25 June 2024

12 Lachlan Street, Gleneagle, Qld 4285

**Bedrooms: 5**

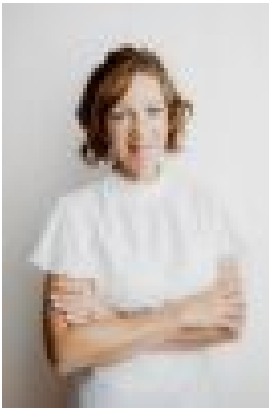
**Bathrooms: 4**

**Parkings: 4**

**Area: 605 m2**

**Type:**

**Duplex/Semi-detached**



Michelle Handbury  
0412711702

## offers over \$695,000

Discover the perfect investment in Gleneagle with this immaculate duplex property boasting two independent units, both units are meticulously maintained and offer an attractive investment opportunity with solid rental income. Unit 1:- 2 Bedroom, 2 Bathrooms, 1 Car Garage- Circa 2015 with a recent freshened Up- Currently Tenanted until 13/01/25 at \$320 per week with increases rent possible - Master Bedroom with Ensuite - Built-in Wardrobes in all bedrooms- Ceiling Fans Throughout, with Reverse Cycle Air Conditioning to living area- Open Plan Kitchen, Living/Dining Area - Electric Cooking, canopy hood, under bench oven- Rear entertaining Area with Fully Fenced Low Maintenance Backyard- Remote Control Single Lock-up GarageUnit 2:- 3 Bedrooms, 2 Bathrooms, 1 Car Garage- Circa 2015, with a recently freshened up- Vacant tenancy, rental return of \$420 per week achievable- Master Bedroom with Ensuite & Built-in Wardrobes in all Bedrooms- Ceiling Fans Throughout with Area with Reverse Cycle Air Conditioning to living- Open Plan Kitchen, Living/Dining - Electric Cooking, canopy hood, under bench oven- Entertaining Area with Fully Fenced Low Maintenance Backyard- Remote Control Single Lock-up GarageProximity:- Located centrally to all services, schools, and walking distance to a new childcare facility- Centrally Located to everything including commuter services- 5 minute drive to Beaudesert CBD, 15 mins to Jimboomba CBD, 1 hour to Brisbane or Gold Coast- Beautiful outlook to the mountain ranges of the Scenic RimRates & Return- Council Rates approx. \$4220 per annum- This investment is offering potential returns of up to 5.7% - 5.8% pa.Each duplex unit offering comfortable living and excellent rental returns with large backyards and beautiful views to the Scenic Rim, what's not to love. Whether you're looking to expand your property portfolio or secure your first investment, this duplex is not to be missed.Don't spend over \$850,000k on the next generation of planned Duplex units and wait 12 months before you can see a return on your investment, when you can buy now with an instant income stream with consistent long term tenancy performance.This opportunity won't last long! Contact Michelle on 0421 711 702 for your private inspection. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.