

# 131 Mooney Street, Gulliver, Qld 4812

## Duplex/Semi-detached For Sale

Sunday, 23 June 2024

131 Mooney Street, Gulliver, Qld 4812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 93 m2**

**Type:**

**Duplex/Semi-detached**



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## Offers over \$500,000

Welcome to this charming corner block duplex, offering a unique blend of privacy and convenience in a desirable location. Each unit in this duplex features two bedrooms, a single bathroom with a separate toilet, and a functional kitchen that seamlessly connects to the internal laundry area. The single carports for both units are conveniently located, and the automatic electric sliding gates ensure secure access. The land size is 801m<sup>2</sup>. Unit 1, with its entrance from Mooney Street, and Unit 2, accessed via Brighton Street, provide a sense of individuality and space for each residence. Both units boast their own yards and front porch areas, perfect for outdoor relaxation. Additionally, Unit 2 benefits from its own covered patio, offering an extra space for entertaining or simply enjoying the outdoors. Unit 2 also has a second gate for side vehicle access to the yard. Unit 1 has a long-term tenant in place with an income of \$330 per week and the lease end date is 21/04/2026, while Unit 2 is returning \$310 per week with the lease ending on the 11/11/2024. The rates are \$3,336.70 for a 6 month period with a discount if paid before due date. Whether you're looking for a great investment or to live in one and rent the other, this duplex is a versatile and appealing choice. Don't miss the chance to make this corner block duplex your own.