

2 Erin Street, Wilsonton, Qld 4350

Duplex/Semi-detached For Sale

Monday, 8 July 2024

RE/MAX

2 Erin Street, Wilsonton, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 592 m2

Type:

Duplex/Semi-detached



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Offers Over \$689,000

Discover an exciting opportunity to own this well-maintained duplex in the heart of Wilsonton, within walking distance to the Wilsonton Shopping Centre, eateries, and St Andrew's Hospital. Each unit offers a comfortable and practical layout, making it an ideal investment for those seeking reliable rental income or multi-generational living options. Both units offer two spacious built-in bedrooms, providing ample storage. The well-appointed bathrooms feature a shower and vanity, plus an internal laundry with a separate toilet, offering additional practicality for everyday living. The generous kitchens are designed for convenience and efficiency, equipped with electric cooking appliances and a small breakfast bar for quick meals or casual dining, overlooking the living/dining area plus a second living space, perfect for relaxation and entertaining, and reverse cycle air-conditioning for year-round comfort. Outside, the covered outdoor areas provide a serene space for outdoor dining or relaxation, each with a private, fenced yard that ensures privacy and security plus a lawn locker and a single carport, one with an electric roller door for added convenience plus security screens on doors and windows add an extra layer of safety and peace of mind. Set on a single title, this duplex represents a fantastic investment opportunity. Its well-maintained condition and prime location make it a "set and forget" investment. Don't miss the chance to inspect this property - it's a must-see for any savvy investor. Unit 1 is currently rented until 10/12/2024 for \$310 per week Unit 2 is currently rented until 10/12/2024 for \$310 per week General rates: Approx. \$1,589.29 net per half year Water rates: approx. \$315.29 net per half year plus consumption Primary school state catchment: Wilsonton State School High school state catchment: Wilsonton State High School Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.