

**272 Taylor Street, Glenvale, Qld 4350**

**Duplex/Semi-detached For Sale**

Sunday, 23 June 2024



272 Taylor Street, Glenvale, Qld 4350

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 563 m2**

**Type:**

**Duplex/Semi-detached**



Wayne Hamlet

0477535202

## Offers Over \$719,000

Are you in search of an investment property that combines exceptional renovation quality with robust returns? Look no further. This remarkable duplex in Glenvale is a rare gem, offering a fully renovated setup ready for immediate depreciation benefits and a stellar gross return of 6.8%. Properties like this are a rarity on the market and tend to sell swiftly, so act fast to secure this opportunity. Conveniently situated close to local shops, schools, and public transport, this low-set brick duplex is perfectly positioned. The property comprises two units: a 2-bedroom, 1-bathroom unit and a 4-bedroom, 2-bathroom unit, both fully renovated to the highest standards and with tenants securely in place. Just a two-minute walk from Wyalla Shopping & Service precinct and a short distance from scenic parklands, this duplex is ideally located for both convenience and lifestyle. The rental return is outstanding: - Unit 1: \$390 per week on a 2-year lease - Unit 2: \$550 per week on a 6-month lease - Total Rent: \$940 per week

Features of the Duplex Units: - Modern Kitchens: Brand new with stone benchtops and dishwashers - Enhanced Comfort: Fully insulated and re-sheeted - Upgraded Interiors: New fans, carpets, and blinds throughout - Contemporary Bathrooms and Laundry: Complete with new washing machines - Stylish Flooring: New flooring installed throughout the units - Secure and Private: New fencing around the property

This duplex is an investor's dream, combining convenient location, top-tier renovations, and excellent rental returns. Don't miss out on this unique opportunity - contact us today to learn more and arrange a viewing

Rates - \$1,589.25 net per half year  
Water - \$315.29 Access Charge + Usage  
Rent - \$940.00 p/w total rent