

4 Hilltop Parade, Avoca, Qld 4670

Duplex/Semi-detached For Sale

Tuesday, 25 June 2024



4 Hilltop Parade, Avoca, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 923 m2

Type:

Duplex/Semi-detached



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Offers Above \$600,000

This charming duplex on Hilltop Parade offers an exceptional investment opportunity with the option to rent out both or live in one and rent out the other. Situated in the family-friendly suburb of Avoca, this property is within close proximity to quality schools such as Avoca State School and Shalom Catholic Christian College. Enjoy easy access to local parks, shopping centers, and other amenities that make daily life convenient.

UNIT 1:- 2 Bedrooms with Built Ins & Ceiling Fans - Air Conditioner in 2nd Bedroom- Modern Kitchen- Open Plan Kitchen, Dining & Lounge- Practical Bathroom Design- Secure Car Garage- Lawn Locker- Fully Fenced Yard

UNIT 2:- 2 Bedrooms with Built Ins & Ceiling Fans - Modern Kitchen- Open Plan Kitchen, Dining & Lounge- Practical Bathroom Design- Secure Car Garage- Additional Car Parking at Front- Fully Fenced Yard

TENANCY: UNIT 1: Currently Tenanted at \$390 Per Week until 09/05/2025

UNIT 2: Currently Tenanted at \$350 Per Week until 02/12/2024

RENTAL APPRAISAL: Our Property Management Department at LJ Hooker Bundaberg have provided an updated rental appraisal of \$800 - \$850 Per Week. NO BODY CORPORATE FEES

RATES: This property is Strata Titled on 2 Separate Lots and approximately \$1500 Per Half Per Unit

Don't miss out on this fantastic offer in one of Avoca's most sought-after locations. Contact the Exclusive Marketing Agent Jonathon Olsen on 0409 534 533 today to arrange an inspection today.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.