

53 Green Tee Terrace, Kirwan, QLD, 4817



Duplex Semi-detached For Sale

Saturday, 10 August 2024

53 Green Tee Terrace, Kirwan, QLD, 4817

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Type: Duplex Semi-detached



Cameron McDougall

0432449535

High Yield Duplex In Kirwan's Best Pocket!

You won't find another property like this in Kirwan! Sitting in a prime position within the Royal Palms gated community, with golf course views and only seconds away from the leisure centre. This single title duplex property is the key to taking your investment portfolio to the next level!

With modern finishes and a unique floor plan, this property takes full advantage of the block size and has a scenic outlook. 53A & 53B are slightly different by design, both are sure to be a hit! Both units will accommodate two cars, one in the garage and one in the carport. Inside is fully air-conditioned, with tiled living areas and carpets to bedrooms. Both kitchens have stone benchtops and stainless steel appliances.

Downstairs (53B) has a built in stone dining table which can double up as bench space. Outside also has an additional section of yard and a patio area.

Upstairs (53A) is overall larger in size and is leased fully furnished. In the kitchen you will find an island bench next to the combined living/dining area. Master bedroom offers a walk in robe and has views out to the golf course/across to the leisure centre. The deck also looks out to the golf course and will accommodate a large table, the perfect spot to entertain!

Additional info

- Current 6 month council rates \$1936
- Annual Body Corporate fees of \$3306 factoring in the 20% discount for paying on time

Current Lease information

53A Upstairs - Leased to 1st November 2024 at \$410 per week - Updated appraisal at \$480 - \$500 per week

53B Ground Floor - Leased to 26th October 2024 at \$410 per week - Updated appraisal at \$420 per week

With a current rental appraisal of \$900 - \$920 per week, the choice is yours to continue on as a full investment property or opt to live in one and rent the other while you enjoy everything the complex has to offer.

Royal Palms is a gated community within Kirwan located next to Tropics Golf Club. Properties inside this community are modern and well presented, with manicured lawns and colourful gardens throughout. The leisure centre is second to none, offering a gym, kitchen and BBQ area, community library, recreation room and a 25m pool.

This unique property offers brilliant returns and is sure to attract attention quickly. Enquire today to find out more or to request a video inspection of the property! Builders floor plans are available on request.