

**56 Trevor Street, Bellbird Park, Qld 4300**

**PRIMEPLACE**

**Duplex/Semi-detached For Sale**

Sunday, 23 June 2024

56 Trevor Street, Bellbird Park, Qld 4300

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 677 m2**

**Type:**

**Duplex/Semi-detached**



Amrik Singh

0434532391

## Expression of Interest

This remarkable property, appearing as a single dwelling, cleverly encompasses two income-generating units, yielding a combined rental income of approximately \$950 per week without any Body Corporate fees. Beyond its financial rewards, this property offers abundant space for diverse living arrangements, making it ideal for extended families or savvy investors. With five bedrooms, four bathrooms, and a generous 677m<sup>2</sup> block situated within the surroundings of a green nature belt, this dual-occupancy gem promises substantial value for all discerning buyers. With the Olympics also on the distant horizon the promise of exceptional returns is all but guaranteed for the long-term investor, coupled with immediate growth potential in today's market this property demands attention!

**Strategic Location:** Local Schools: Just a few minutes away from esteemed schools, including Augustine Heights St. Augusta and Bellbird Park State School. **Transport:** A mere 5 minutes' drive to Springfield Central Train Station. **Shopping:** A minutes' reach of Redbank Plains Town Square Shopping Centre and local shops. **Additional Amenities:** A short 5-minute drive to Orion Shopping Centre.

**Unit 1 Highlights:** **Bedrooms:** Two bedrooms, including a master with ensuite and walk-in robe. **Bathrooms:** Two well-appointed bathrooms, with the main featuring an oversized shower. **Living Area:** Air-conditioned, open-plan kitchen and living area. **Kitchen:** Boasting stainless steel appliances, including a dishwasher. **Comfort and Safety:** Ceiling fans and security screens on doors. **Outdoor Space:** Covered alfresco area overlooking the low-maintenance, fully fenced yard. **Garage:** Single lock-up garage with remote and external access.

**Unit 2 Highlights:** **Bedrooms:** Three bedrooms, with the master featuring an ensuite and air conditioning, and two bedrooms with built-in robes. **Bathrooms:** Two bathrooms offering ample space. **Living Area:** Air-conditioned, open-plan kitchen and living area. **Kitchen:** Equipped with stainless steel appliances, including a dishwasher. **Comfort and Safety:** Ceiling fans and security screens. **Outdoor Space:** Covered alfresco area providing a tranquil retreat. **Garage:** Single lock-up garage with remote access.

**Additional Features:** 6.6 kW diamond backed solar system for greater efficiency with 13 years of depreciation still to go! A separate laundry with dryers & stands included to both units in addition to two wall mounted sound bars in unit two. **Seize This Exceptional Investment Opportunity Today!** Whether you're a homeowner seeking supplementary income or an investor aiming to diversify your portfolio, this dual-occupancy residence presents an enticing proposition. With its promising potential for growth, swift action is advised to secure this prized asset. Arrange a viewing today to unlock the full potential of this property. For further details and to secure your stake in prime real estate, contact us without delay.

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