

70 Adelaide Street, Ayr, QLD, 4807



Duplex Semi-detached For Sale

Sunday, 3 November 2024

70 Adelaide Street, Ayr, QLD, 4807

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: Duplex Semi-detached

Spacious Duplex in Ayr – Ideal Dual Living or Investment Opportunity

This versatile duplex in Ayr offers a three-bedroom front unit and a two-bedroom back unit, both thoughtfully upgraded for comfort and style. The front unit provides a spacious layout with three large bedrooms and a renovated bathroom. With a private fenced yard, it's perfect for families or pet owners, and includes a single covered parking space with an electric roller door, enhancing convenience and security for tenants.

The back unit features a comfortable two-bedroom layout with attractive upgrades, including tiled floors throughout and an updated kitchen. Both bedrooms are generously sized, and the renovated bathroom adds to the appeal. The unit's outdoor entertaining area is ideal for gatherings or quiet evenings, and like the front unit, it includes a single covered parking space. Both tenants have lived long-term in the units and are eager to stay, offering reliable rental income for future owners.

RENTAL INFORMATION:

UNIT AT FRONT \$250/week - Lease expiry 13/06/25, last increase 13/12/18

Unit AT REAR \$260/week - Lease Expiry 20/10/25, last increase (signed and scheduled for 19/12/24).

With respect to the tenants privacy, we have walk through video tours on file (which we are happy to forward on) in the hopes of minimising the disruptions to them.

Key Features:

- Front Unit: Three bedrooms with a fenced yard, renovated bathroom, and covered parking with an electric roller door
- Back Unit: Two bedrooms with tiled floors, updated kitchen, and outdoor entertaining area
- Renovated bathrooms in both units for a fresh and stylish look
- Spacious bedrooms in each unit, providing comfort and functionality
- Long-term tenants in both units, keen to remain, ensuring steady rental income
- Fenced yard in front unit for added privacy and security
- Outdoor entertaining area in the back unit, ideal for gatherings
- Each unit has a dedicated single covered parking space
- Attractive investment potential in a quiet Ayr location
- Close to local amenities, schools, and shopping