

# Unit 1 & 2/18 Boyne St, Brassall, Qld 4305



## Duplex/Semi-detached For Sale

Tuesday, 2 July 2024

Unit 1 & 2/18 Boyne St, Brassall, Qld 4305

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 615 m2

Type:

Duplex/Semi-detached



Venita Daw

0733897177

## OFFERS OVER \$789,000

This well maintained and tenanted Duplex situated on a 615m<sup>2</sup> flood free block in Brassall offers 5 bedrooms, 3 bathrooms and 2 single lock up garages with a rental income of \$795/week and the opportunity to increase this return. ALL OPEN HOME INSPECTIONS BY APPOINTMENT ONLY AND TO RESPECT THE TENANTS IN RESIDENCE. CONTACT SELLING AGENT – VENITA DAW – 0466 883 516 TO BOOK YOUR INSPECTION TODAY. This property was built in 2018 and has 2 separate residences each with a rear covered patio area and a fully fenced rear yard. PROPERTY FEATURE SUMMARY

**UNIT 1** • Open plan Living Dining and Kitchen area with easy care tiled floor, ceiling fan, air-conditioned comfort, privacy blinds, security screen door and access to the rear covered patio area and fully fenced rear yard • Stylish and modern kitchen with Caesar stone benchtops, rangehood, electric glass cooktop, under bench electric oven • Main bedroom with carpet, privacy blind, ceiling fan, built in robe, screens • Main bathroom with easy care tiled floor, toilet, shower and single vanity unit with stone bench tops • Single lockup internal garage with remote access and laundry facilities • Property is fully smoke alarm compliant and meets legislation • Weekly rent of \$335. Current lease expires on the 02/08/2024 • Current market rental appraisal \$360-\$370/week

**UNIT 2** • Open plan Living Dining and Kitchen area with easy care tiled floor, ceiling fan, air-conditioned comfort, privacy blinds, security screen door and access to the rear covered patio area and fully fenced rear yard • Stylish and modern kitchen with Caesar stone benchtops, rangehood, electric glass cooktop, under bench electric oven, microwave • 4 bedrooms with carpet, privacy blinds, ceiling fans, built in robes – main with air-conditioned comfort, walk-in robe and en-suite • Main bathroom with easy care tiled floor, shower, bathtub and vanity unit and toilet • Double linen/storage cupboard off the hallway • Single lockup internal garage with remote access and laundry facilities • Property is fully smoke alarm compliant and meets legislation • Weekly rent of \$460. Current lease expires on the 20/11/2024 • Current market rental appraisal \$480-\$500/week

Long term tenants in both units are of a high calibre and are taking very good care of each unit

QUU water rates notice - \$239.49 per quarter approximately plus full water consumption – subject to change by service provider

ICC rates notice - \$1038.35 per quarter approximately

LOCATION - Within 5 minutes access to the Warrego Highway – 10 minutes to Ipswich CBD and train station, Private and Public Schools and Hospitals, and array of retail shopping and fine dining options. 45 Minutes to Brisbane CBD

Duplex properties with a good rental income are a more secure investment than a stand-alone home and offers reduced risk potential. INVESTORS this is an opportunity not to be missed. Book your inspection now. Place your written offer as soon as possible.

DISCLAIMER: Whilst Shield Management has taken every care in the preparation of the information contained in this advertisement to ensure it is true and correct, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Any interested parties should make their own inquiries to verify the information contained in this advertisement.

Property Code: 732