

**1&2/13 Mossman Street, Beaudesert, Qld 4285**



**House For Sale**

Tuesday, 25 June 2024

1&2/13 Mossman Street, Beaudesert, Qld 4285

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 623 m2**

**Type: House**



Ed Dalton



Sandra Ballard  
(07)55429888

## Buyer Guide \$675,000

Located in the new 'Spring Creek Estate' and constructed in 2021 with modern features throughout. A rare dual-key property that presents a fantastic opportunity for family members looking for a dual living/dual occupancy arrangement with each party having their own residence and privacy. Unit 1 features: • 3 bedrooms with built-in robes & ceiling fans • Master bedroom with an ensuite & A/C • Modern kitchen with dishwasher, stone benchtops & large fridge space • Spacious lounge room with air conditioning • Covered outdoor entertainment area • Fully fenced, level backyard • Single lockup garage • Tenant lease agreement expires 28th February 2025, weekly rental of \$460/w Unit 2 features: • 1 bedroom with built-in robe & ceiling fan • Modern kitchen with dishwasher & stone benchtop • Quality 2-way bathroom • Open plan living with air conditioning • Covered outdoor entertainment area • Fully fenced level backyard • Single lock up garage • Tenant lease agreement expires 30th June 2024, weekly rental of \$270/w • Rental of \$300-\$310pw should be achievable with new tenant Beaudesert is located approx. 1hr from Brisbane and the Gold Coast and is located in the heart of the Scenic Rim. This area is recognised as one of the high growth areas in South East Queensland. Beaudesert is also the main business hub of the Scenic Rim, has a high demand for quality rental properties with almost a zero vacancy rate in the current market. BUYER NOTE: As there are 2 tenants private inspections are available with a minimum of 24hrs notice. For further details or to arrange your private inspection, contact exclusive marketing agent Ed Dalton.