

17 Redcedar Place, Morayfield, QLD, 4506



House For Sale

Thursday, 1 August 2024

17 Redcedar Place, Morayfield, QLD, 4506

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Elders Real Estate Paddington

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Investment Opportunity in a Prime Location Two Duplexes on One Title

Welcome to 17 Redcedar Place, Morayfield! Built in 2016 and set on 451m², this impressive property is situated only minutes from schools, shops, public transport and local parks. Along with its convenient location, is a dual living opportunity where both duplex dwellings are included in the sale. A rare offering that will appeal to the astute investor seeking a low maintenance investment in a sought-after suburb with low vacancy rates and solid rental returns yet equally appealing if you're looking to enter the property market or downsizing where you can live in one and rent out the other.

Take a closer look at the fantastic features on offer:

Duplex One

- 4 bedrooms (all include ceiling fans, built-in wardrobes, security windows)
- 2 bathrooms (master bedroom features ensuite, bath-tub in main bathroom)
- Modern galley-style kitchen with ample cabinetry and dishwasher
- Air conditioned open-plan living and dining with direct access to the outdoor space
- Internal Laundry
- Security screen windows and doors throughout
- Covered alfresco area for entertaining
- Fully fenced yard
- Single remote garage with internal access

Duplex Two

- 1 bedroom (includes ceiling fan, built-in wardrobe, security window)
- Modern kitchen with plenty of cabinetry and dishwasher
- Air conditioned open-plan kitchen, living and dining with direct access to the outdoors
- Internal Laundry
- Security screen windows and doors throughout
- Covered patio area
- Fully fenced yard
- Single remote garage with internal access

A thriving location spoiled with convenience:

- Easy access to Brisbane & Sunshine Coast via Bruce Hwy
- Approximately 48 minute drive to Brisbane CBD
- Approximately 32 minute drive to Brisbane Airport
- Just a 7 minute drive to Morayfield Shopping Centre, local shops and so much more
- Walk the kids to the local park, primary school or childcare in under 6 minutes or 2 minutes if you drive
- Located in the catchment for Morayfield East Primary and Morayfield State High

Tenancy details:

- Current rental return \$40,560 pa
- Duplex One currently on a periodic term rent at \$410.00 pw
- Duplex Two currently on a periodic term rent at \$370.00 pw
- Current rental appraisals available upon request.

Unique low-maintenance investment opportunities like this don't present often - to secure this brilliant property, don't delay - contact us today!