

# 45 Conifer Avenue, Brassall, Qld 4305



## House For Sale

Wednesday, 10 July 2024

45 Conifer Avenue, Brassall, Qld 4305

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 551 m2

Type: House



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## Dual Occupancy Home

Unlock the potential of dual income with this exceptional dual occupancy home, perfect for maximising your returns. Situated in a lovely neighborhood in Brassal, this property offers two self-contained units, each designed with comfort and convenience in mind.

**Primary Unit (Unit 1)**

- Four Spacious Bedrooms: Perfect for families or tenants seeking extra space.
- Convenient comforts: Airconditioning in the living area plus ceiling fans and security screens throughout.
- Family Bathroom and Master Ensuite: Ensuring comfort and privacy.
- Separate Entry at the Front: Enhances privacy and appeal for potential tenants.
- Secure and Separate Backyard: Ideal for outdoor activities and entertaining.
- Independent Power and Water Meters: Simplifies billing and tenant management.

**Secondary Unit (Unit 2)**

- Open Plan Kitchen and Dining Area: Modern and inviting, perfect for entertaining.
- Private and Separate Entry: Adds to the sense of independence for tenants.
- Secure Yard: Offers a safe and private outdoor space.
- Living Room Off the Dining Area: Cozy and functional layout with air conditioning, ceiling fans and security screens throughout.
- Spacious Bedroom and Bathroom: Ensures comfort and convenience.
- Separate Laundry: Adds to the functionality and appeal.

**Benefits of Owning a Dual Occupancy Home:**

- Dual Income Stream: Maximize rental yields with two tenancies.
- Reduced Vacancy Risk: With two units, the risk of complete vacancy is minimized.
- Tax Benefits: Potential for depreciation and other tax advantages.
- Flexibility: Live in one unit and rent out the other, or lease both for maximum income.
- Future Potential: Increased property value with the option to sell as a dual occupancy or convert back to a single dwelling.

This dual occupancy home is an investor's dream, offering excellent returns and long-term growth potential. This property is close to shopping centres, local schools, parks, and public transport options. Its location provides easy access to major roads and highways, making commuting straightforward. Location: Brassal is a peaceful community with parks where kids play till the sun sets. Neighbors are friendly, always up for a chat or to lend a hand. With great schools and the local cozy cafe just around the corner it's perfect for weekend brunches.

- 3 Minutes to MiHi Tavern
- 3 Minutes to Ipswich State School
- 4 Minutes to your local supermarkets
- 7 Minutes to Ipswich Grammar School
- 10 Minutes to West Moreton Anglican College
- 10 Minutes to Riverlink Shopping Centre

• Only minutes to the Warrego highway, you will be in Brisbane in only 35 minutes!

This is your opportunity to own a property that combines versatility, income potential, and modern living in a family community with close amenities: Please contact Nik Raj on 0400 678 555 or Amar Billabati on 0460 111 555 to arrange a private inspection and secure this outstanding investment property!

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