

**47 Carlo Road, Rainbow Beach, Qld 4581**

**CENTURY 21**

**House For Sale**

Wednesday, 17 April 2024

47 Carlo Road, Rainbow Beach, Qld 4581

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 660 m2**

**Type: House**



Deb Clarke

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## **Under Contract - \$785,000**

Welcome to units 1 and 2 at 47 Carlo Road in the sought after iconic location of Rainbow Beach. This property presents an incredible opportunity to both investors and owner occupiers looking to invest and secure a return on investment. Rent one - reside in one or lease both! These council approved duplexes feature two separate electrical and one water metre plus there is no Body Corporate as its on one title. Unit 1 features:- Enclosed private sunroom off the entry- Large tiled living area- Generous kitchen and dining area- 3 large -sized bedrooms with ceiling fans, built-in wardrobes - Oversized main bathroom featuring shower, vanity and toilet- Laundry area and door to the rear - Fully fenced terraced yard with block storage space. Unit 2 features:- Enclosed private sunroom off the entry- Large tiled living area- Generous kitchen and dining area- 2 large-sized bedrooms with ceiling fans, built-in wardrobes - Oversized main bathroom featuring shower, vanity and toilet- Laundry area and door to the rear - Fully fenced terraced yard with colourbond shed Features you will love:- Located in the heart of Rainbow Beach on a 660m<sup>2</sup> allotment- Total of 5 bedrooms and 2 bathrooms- Block construction - potential for extension (STCA)- Nil Body Corporate- Fully fenced- Great Tenants- Lock up garage featured with the 2 bedroom unit- Ample parking and storage in the front of the property Don't miss this opportunity to secure a rare duplex property in one of Australia's most coveted iconic destinations on the doorstep to Fraser Island (K'Gari), Inskip Point and Double Island Point. 1 hour to Gympie, 1 hour 20 minutes from Noosa, 3 hours North of Brisbane Property Description Local Authority: GYMPIE REGIONAL Primary Land Use: MULTI UNIT DWELLING (FLATS) Secondary Land Use: EXCLUSIVE USE AS SINGLE DWELLING OR FARMING Contact Deborah Clarke to arrange a private inspection or virtual walkthrough on 0405 191 972.\*All information relating to this property has been provided to Century 21 by third parties. This information has not been verified, and Century 21 does not warrant its accuracy or completeness. All parties should undertake and rely on their own due diligence in relation to the property.