

69 & 69A Augustus Street, Kingston, Qld 4114



House For Sale

Saturday, 29 June 2024

69 & 69A Augustus Street, Kingston, Qld 4114

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



KENY GUERRA

0738053108

SUBMIT OFFERS

Built in 2015, this stunning duplex is an extraordinary and scarce opportunity for seasoned investors and extended or large families to purchase a prime piece of real estate! Located at 69 Augustus Street Kingston, this contemporary residence is situated in Kingston's most desired pocket. Whether you bring the whole family, live in one unit, and rent the other to pay the mortgage, or rent them both out, there are plenty of options for all types of buyers! With its array of modern fixtures and fittings, flawless design, and impeccable condition, this one is sure to impress! 69 Augustus Street holds a total of 4 bedrooms, 3 bathrooms, and 2 car garages. Currently, both units are tenanted to great, reliable tenants generating a combined rental income of \$720 per week, ensuring rental income from Day 1! The new rental appraisals strongly suggest a combined rental income of \$ to \$ per week!

Unit 1 - 69 - Cozy and Comfortable: Unit 1 - 69 is a very large unit and would suit a professional, couple, or young family. There is a bright and airy living/dining/kitchen combination with air conditioning and a ceiling fan and is big enough for gatherings with a front door and sliding door access. A good-sized kitchen hosts ample bench space and modern appliances including a ceramic cooktop for a convenient culinary experience. The master bedroom is carpeted and features ceiling fans and a built-in wardrobe.

Unit 1 - 69 Highlights: LED lighting, blinds, air con, and fans throughout Tiled living/dining/kitchen combination with two entrances Carpeted Master Bedroom with built-ins Modern bathroom with stylish tiling Dedicated internal laundry One car secure garage Current rent of \$300 per week

Unit 2 - 69A - Peace and Privacy: Located at the rear of the block, this unit enjoys peacefulness and privacy. Let's start with the best part of this unit - the colossal-sized, gourmet-style kitchen! Space won't be an issue, the island bench provides ample counter space and cupboard storage. The great family-friendly floorplan means that you can supervise the kids in the living area from the island bench! The sundrenched living and dining areas open right out to the covered deck/patio and a small and very low-maintenance backyard. There is a well-sized laundry room with a door out to the washing line for chore convenience! There are 3 generously sized bedrooms all with ceiling fans, mirrored built-in wardrobes, and carpet. The Master Bedroom also boasts a luxurious ensuite bathroom with a walk-in shower!

Unit 2 - 69A Highlights: LED lighting, blinds, and ceiling fan throughout Open plan seamless layout - living areas Tiled living area with ceiling fan Large, covered deck Low maintenance backyard Chef's dream kitchen with island bench and modern appliances Laundry with direct access to the washing line 3 generous bedrooms all with fans, carpet and BIR Modern family bathroom with bathtub One car secure garage Current rent of \$420 per week

What's Near 69 Augustus Street? Walking distance to Mt Taylor Reserve and 3 parks 2-minute drive to Kingston Station 3-minute drive to Mabel Park State School (catchment) 4-minute drive to Logan City Centre 4-minute drive to Logan Central Plaza 4-minute drive to Logan Central Bus Stop 5-minute drive to Mabel Park SHS (catchment) 30-minute drive to Brisbane CBD 50-minute drive to Gold Coast

Dual occupancy properties don't last! So seize the opportunity by contacting marketing agents Keny Guerra Team TODAY!

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