

5 Phillips Street, Dysart, QLD, 4745

A

Semi-detached For Sale

Saturday, 10 August 2024

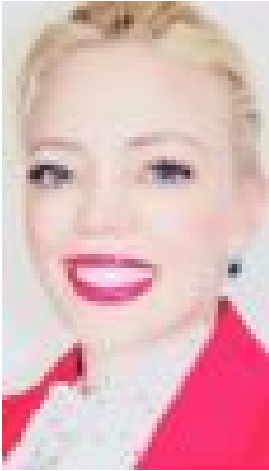
5 Phillips Street, Dysart, QLD, 4745

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Semi-detached



Josephine Potter
0400160007

DYSART

MINING & CONSTRUCTION COMPANIES YOU WILL LOVE THIS DUPLEX FOR YOUR EMPLOYEES!

Dual Income- Investor alert! Set on an 800m2 block is this extremely rare opportunity to purchase two, 2-bedroom units.

Investors and buyers, if you were to buy ONE unit today in Dysart, the current evidence shows they are sitting around \$200000k each, plus council rates plus, body corp rates and only around 130m2!

5 Phillips St is suitable for a range of occupants, blue-chip mining companies or southern construction businesses that are relocating to Dysart.

The infrastructure in Dysart at present clearly identifies how productive the mining industry is.

Houses are selling sight unseen AND rentals are in high demand.

Underneath the duplex clearly displays an excellent height and space which has more storage and there are two separate lock up rooms-laundries, clotheslines; one for each unit.

PROPERTY FEATURES:

- * 2 Bedrooms,1 Kitchen,1 Bathroom in each unit
- * Open kitchen, lounge & dining areas
- * 2 Large lock up laundry rooms downstairs with windows and lock up security doors
- * Timber flooring
- * 6 x New Plasma TV (17 inch)
- * Split- system air-conditioning and ceiling fans throughout
- * Security lights on front patio, back patio, downstairs & around the perimeter of the duplex
- * Security screens throughout
- * Smoke alarms- compliant
- * Security cameras
- * Modern kitchens and updated bathrooms
- * Roof has been professionally re-nailed with 75mm screws
- * Sprawling undercover verandahs front and back
- * Huge fenced backyard with no back neighbours
- * Large concrete downstairs area which would be ideal for storing work utes, trucks, sea containers, boats, caravans, machinery/equipment on

INVESTORS INFORMATION:

- * Rates per unit approximately \$2900 each/yr
- * Never floods
- * Water Rates \$200/yr
- * Peaceful street and immaculate neighbours
- * 20 minutes to our 7 coal mines
- * Approximate rental income unfurnished \$300-\$330 each per wk or furnished \$400-\$450 each per wk
- * Option to turn the duplex into a house
- * Blacks Real Estate Property Manager - Janice Cash Ph 0412410237

For an inspection or video call walk through please call Sales Agent
Josephine Potter Ph 0400160007 OPEN 7 DAYS A WEEK

Blacks Real Estate DYSART