

**Unit 2/8 Tristans Way, Tinana, Qld 4650**

**Sold Duplex/Semi-detached**

Friday, 1 September 2023



Unit 2/8 Tristans Way, Tinana, Qld 4650

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Brett Kruger

**\$465,000**

This stunning duplex consists of 4 bedrooms & 2 bathrooms on an elevated block, ensuring this property stays high & dry whilst catching cool breezes. Located in a tranquil, sought-after estate within walking distance of local schools, eateries, parks and retail outlets this property is sure to appeal to both investors & owner occupiers. Built by a reputable local builder with a strong reputation for producing quality results the property will be finished to a high standard and include split system air-conditioning to living and master bedrooms, attractive vinyl plank flooring, modern & neutral colour schemes, built-in wardrobes & exposed aggregate driveways. For those seeking an investment opportunity this property represents outstanding value with an independent rental appraisal of up to \$550/week. The current local demand for rentals is set to remain strong with a multi-billion dollar manufacturing boom in the Fraser Coast including significant government investment in projects such as the proposed \$7B QLD Government New Generation Train Tender. With a forecast completion date of July 2023 now is the time to secure this property. Features: - Stunning duplex in sought after estate - 4 bedrooms and 2 bathrooms - Split system air-conditioning to living & master bedrooms - Attractive vinyl plank flooring - Modern & neutral colour shemes - Built-in wardrobes - Exposed aggregate driveways - Walking distance to local schools, eateries, parks & retail outlets - Independent Rental Appraisal - \$550/week - Forecast Completion Date - July 2023 Property Code: 2764