

**3A Kaytons Street, Drayton, QLD, 4350**



**Unit For Sale**

Wednesday, 14 August 2024

3A Kaytons Street, Drayton, QLD, 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Contemporary Duplex Unit in Growing Drayton

Situated on the Southern side of town just past the University of Southern Queensland and only 500m's to Drayton State School and just under 1km to Drayton Shopping Centre, this strata-titled duplex unit is the perfect choice for either the investor looking for a set and forget investment opportunity, or the owner occupier searching for a modern and affordable home in a convenient location.

With a contemporary façade and well-appointed throughout, inside you will find an air-conditioned/open plan lounge and dining area that opens directly onto a covered North/East facing outdoor entertaining area, quality kitchen with stone bench tops, breakfast bar and electric appliances including dishwasher, three built-in bedrooms with ceiling fans (main with air-con), two bathrooms including ensuite to main with stone benchtops, single remote garages with laundry incorporated at rear, and a fully fenced and private back yard.

Tenanted until mid-march 2025 at \$450 per week, 3a Kaytons Street is well worth your time to inspect.

- Contemporary, strata titled duplex unit located just South of the USQ
- 3 x built-in bedrooms with ceiling fans, air-conditioning to main bedroom
- 2 x bathrooms including ensuite to main bedroom with stone benchtops
- Kitchen with stone benchtops, breakfast bar and electric appliances
- Air-conditioned and open plan living and dining area off the kitchen
- Covered North/East facing entertaining area and private/fenced yard
- Single lockup remote garage with internal access with laundry at rear
- No body corporate fees, walk to Drayton School and Shopping Centre
- Tenanted until mid March 25 for \$450 per week

NOTE- Photos are of adjoining unit 3a, both units are identical/mirror image of each other