



FULL TURN KEY FIXED PRICE PACKAGE

BEDROOM	4+1
BATHROOM	2+1
CAR	2+1

LAND SIZE	405M2
HOUSE SIZE	185M2

LAND PRICE	\$190,000
HOUSE PRICE	\$268,000

TOTAL PRICE	\$458,000
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EXPECTED RENTAL	\$650 - \$680 p/w
GROSS YIELD APPROX	7.5% averaged
OUTGOINGS APPROX	\$7,000 p/a

(Rates, Insurance, Property Management etc.)

POSITIVE CASH FLOW APPROX \$136 p/w
With 10% deposit

Description: 2 Part contract. Land registration October 2019.

This 6 star energy rated dual occupancy is situated in a prime growth area approximately 41km north of the Brisbane CBD.

Each dwelling features internal open-plan living, with fully landscaped gardens and covered alfresco entertainment areas to the rear.

Kitchens feature stainless steel appliances, including dishwasher and stone benchtops. Ceramic floor tiles to kitchen living and wet areas, with quality carpet to the bedrooms.

Split system air-conditioning is provisioned to the living area and there are also ceiling fans throughout.

All sliders and windows feature either verticals or rollers, and security screens are provided to external doors, with flyscreens to windows.

The main dwelling includes a Single lock up garage, and there is a covered carport for exclusive use of tenants in the auxilliary unit. The main dwelling also features an ensuite, and both houses have built in robes and stone benchtops to the bathrooms.

Electricity is provided via 2x single-phase power supplies, with 2 meters installed in 1 shared meter box.

The water supply includes one meter service to the main dwelling, and another meter for the auxilliary.

An individual phone line is installed in each dwelling.

Plans and Location

