

1&2/13 Iroquois Ct, Brassall, QLD 4305

Sold - 27/02/2024

Duplex 4  2  2 



Owners directions are to SELL!

Introducing a rare opportunity for savvy investors looking for a duplex consisting of two individual units, each with 2 bedrooms, 1 bathroom, and a single lock up garage, are available for sale together with the benefit of being on separate titles with a current 5.5% rental yeild.

Open for Inspection

By Appointment.

Property Highlights:

- Combined 946m2 block
- Built in 1993
- Quiet cul-de-sac
- Close to local schools, shopping centres and public transportation, as well as high way access

Each Unit features:

- 2 Bedrooms with built in wardrobes, ceiling fans and split system Air Conditioners
- Main bathroom with a bath, shower and separate toilet room
- Lounge room with Split system Air Conditioners
- Kitchen with plenty of bench space that over looks the dining room
- Single lock up garage with electric door and internal access
- Security doors and window screens
- Alfresco patio
- Small garden shed

Other Information:

- Unit 1 Lease: 17 Jan 2024 to 15 Jan 2025
- Unit 2 Lease: 16 Jan 2024 to 15 Apr 2024
- Combined \$730 per week rental income
- Ipswich City Council Approx Rates Per Quarter \$1100 combined
- Queensland Urban Utilities Per Quarter \$480 combined
- Separate Titles: ensuring flexibility for ownership and future resale options.

Listed By

Andrew Kenman

Phone: (07) 3281 4305

