



L23 / 56A Moores Pocket Rd, Moores Pocket, QLD 4305

OFFERS OVER \$249,000

Unit 2  2 



## INVESTOR'S DREAM - SET & FORGET! - 2 for 1 Deal!!

Here's your chance to secure a low-maintenance, high-return investment in a sought-after over-55s lifestyle complex, though anyone can own a unit! This property features two fully self-contained units with secure, long-term tenants, generating a rental return of \$250 per week. (One Unit)

**Open for Inspection**

By Appointment.

Unit 1 is move-in ready and perfect for owner-occupiers or investors. It boasts brand new hardwood-look floors throughout, a modern galley-style kitchen with a full-size oven, dual plate ceramic cook-top, overhead cupboards, and microwave space. There's even an optional furniture package, including a washing machine and pull-out sofa bed, providing extra versatility for tenants or visitors. The large bedroom features a split-system air-conditioner, built-in robes, and a spacious ensuite with integrated laundry. Sliding glass doors open onto a private rear patio and lawn, offering a quiet space to relax and enjoy the outdoors. Potential rental return: \$325 - \$340/week.

Unit 2 is equally inviting, with a separate bedroom and living area providing privacy and comfort. The front porch is bathed in sunlight, perfect for morning coffee or unwinding after a long day, while the carpeted living room comes with a ceiling fan for extra comfort. Sliding doors from the bedroom lead to a private rear patio overlooking the garden. Rental return: \$250 per week. (Currently)

The complex itself offers ample car parking, easy access to public transport with a bus stop at the front entrance, and is conveniently located just minutes from Riverlink Shopping Centre or Karalee Shopping Centre.

This is a rare opportunity to secure a turnkey investment with strong rental yields, low maintenance, and versatile living options. Whether you're looking for a reliable income stream or a property ready for immediate occupation, these units are a standout choice in a highly desirable location.

Rates Approx \$529.05

Water Approx \$257.52

DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and

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