

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

OFFERS OVER \$249,000

Unit 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 combined rental return of \$500+ per week.

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. Estimated rental return: \$250-\$300 per 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.

Rent: \$250p/w (Unit 2) + \$250-\$300p/w (Unit 1) = \$500+ p/w combined rental return

Rates: \$589.60/qtr | Water: Approx \$395.97/qtr | Body Corporate Fees: Approx \$8,731.58/annum (Admin + Sinking Fund)

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Listing Number: 3507059