



L31/56A Moores Pocket Rd, Moores Pocket, QLD 4305

OFFERS OVER \$239,000

Unit 2  2 



DUAL INCOME - SENIORS LIVING

2 UNITS ON ONE TITLE - BOTH HAVE SECURE LONG-TERM TENANTS PAYING A COMBINED WEEKLY RENT OF \$560.00 AND EACH WITH A SEPARATE BEDROOM PROVIDING PRIVACY AND SPACE. Specially tailored to Over 55 year old occupants, these units are private and self-contained - the perfect answer to low maintenance downsizing or investment.

Open for Inspection

By Appointment.

Each Unit has a roomy and separate living room at the front which is carpeted and has a ceiling fan in U62.

The front of the unit has a sunny porch area perfect to enjoy the outdoors and the garden.

The galley-styled kitchen includes plentiful benches and sink plus dual plate ceramic cook-top, microwave space and overhead cupboards to Unit 61.

A large bedroom at the rear of the unit has split system Air-conditioner & built-in robes.

Extra spacious ensuites which include laundry area, shower, large vanity basin plus storage.

Bedrooms open through sliding glass doors to private rear concreted patios and lawned area overlooking the garden.

The Complex provides plenty of car parking and is available close by to both units.

There is a bus stop located conveniently at the front entrance and the property is only a few minutes drive to Riverlink shopping centre or to Karalee shopping Centre.

RENT: Unit 61 - \$270/wk to April 2026 and Unit 62 - \$290/wk to 6th October 2026 with the option of a mid lease rent increase on 31st July 2026.

Rental Appraisal: \$300-\$320/wk

Rates: \$605.65/qt

Water: Approx \$423.13/qt

B.C Fees: Approx. \$8731.58/annum (Admin and Sinking Funds)

B.C. Fees: Approx \$1783.50/annum (Insurance and Special Levy)

Annual Outgoings: BC Fees + rates and Water Approx \$14,630.20

Annual Rental Income: Approx \$29,120

*These figures do not include Property Management fees or Landlords Insurance. Prospective Buyers should do their own research and calculations to support their decision to purchase.

Within the Complex is the large Community building comprising of a large dining/community area, library space and music room. Large verandahs surround the front, sides and rear of the Community building providing great space to entertain visitors and providing a BBQ area.

Listed By

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