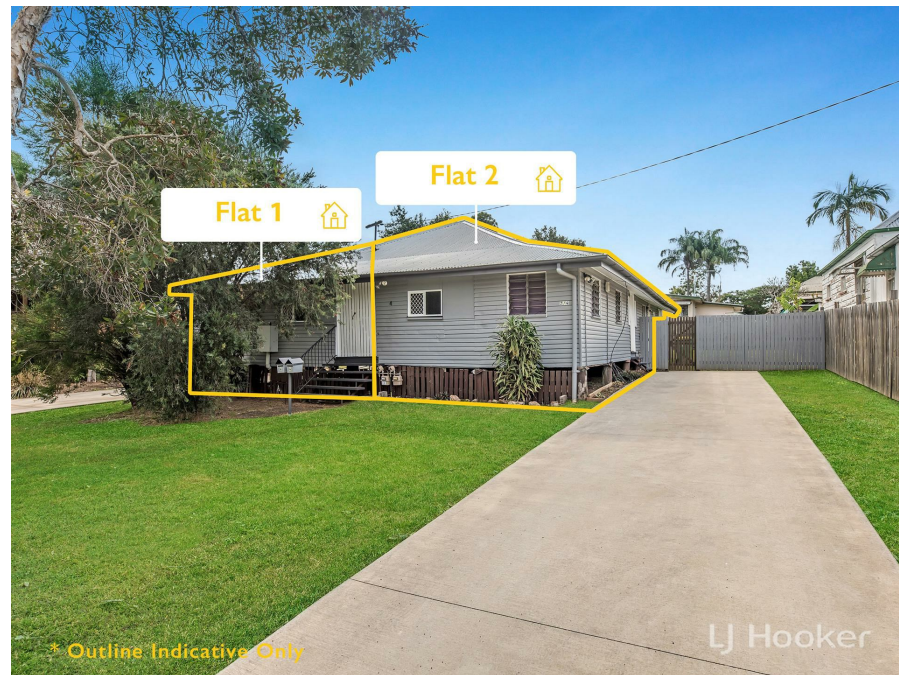


4 Flint St, North Ipswich, QLD 4305

Sold - 10/09/2021

House 4 2 2



Dual Income Investment Opportunity!

Fantastic Investment Opportunity in Prime Location with mixed use zoning!

Located in an appealing position in North Ipswich only moments from Riverlink Shopping Centre, the Ipswich CBD, great schools, shops, transport and more these two flats are a fantastic income producing opportunity for the Savvy investor. This property is configured as flats with the allowing for two independent income streams, helping ensure there is minimal down-time over the life of your investment - if one tenant needs to move out you still have one unit producing rent while you secure a new tenant.

Each independent flat is equipped with 2 bedrooms, 1 bathroom and it's own kitchen and living areas. Each unit also has access to it's own driveway and laundry. The property is currently fully Let returning \$480 per week with long term lease agreements in place until march 2023. Well maintained over the years, the property is complete with near new carpets and flooring plus modernise kitchens and bathrooms

All situated on a 511m2 block with CMU Zoning (character mixed use) offering further potential uses in the future such a home business or a combination of both (see below for more information the potential uses STCA).

Ideally situated just moments from Riverlink Shopping centre, Ipswich train Station and both public and private hospitals all appealing features to help you secure future tenants, you don't want to miss out on this investment opportunity!

FEATURES AT A GLANCE:

2 x Spacious 2 bedroom flats formally registered with Ipswich Council.

Each flat is complete with it's own kitchen, bathroom and open parking space.

511m2 block in fantastic position close to amenities.

Individually metered for electricity allowing tenants to establish their own connections.

Sub water meters in place allowing you to pass on water usage charges to the tenants.

Smoke alarms have been upgraded to comply with new legislation.

The Two flats producing two sources of rent means it is very rare the property is ever completely vacant, helping insure a steady flow of income.

carpets and hard-wearing vinyl floors installed just prior to current tenancies.

Zoned CMU7 (Character Mixed use) - Ideal for small scale business uses or for continued use as a residential dwelling.

BENEFITS OF THIS FANTASTIC LOCATION INCLUDE:

Listed By

Bryce Lee

Andrew Kenman

Phone: (07) 3281 4305



Open for Inspection

By Appointment.