

28 Deidre Ann St, Raceview, QLD 4305

Sold - \$525,000

Duplex 6  2  2 



DIAMOND IN THE ROUGH IN QUIET CUL-DE-SAC

- NON-STRATA DUPLEX IN CUL-DE-SAC LOCATION
- UNIT ONE READY TO GO
- RENTAL APPRAISAL OF \$300-\$310 PER WEEK EACH UNIT
- UNIT TWO WITH GREAT VALUE-ADD POTENTIAL
- EACH UNIT WITH THREE BEDROOMS WITH BUILT-IN ROBES
- MASTER BEDROOMS WITH WALK-IN ROBES, TWO-WAY BATHROOM ACCESS
- GOOD-SIZED COVERED OUTDOOR AREAS AND LARGE YARD SPACES
- NO BODY CORPORATE FEES
- REFER TO FLOOR PLANS UNIT LAYOUTS

Open for Inspection

By Appointment.

This duplex is well-positioned at the end of a quiet cul-de-sac in the always popular suburb of Raceview, and those with a keen eye will also see the outstanding potential to add significant value to the property. Solidly built in the early 1990's, it doesn't matter if you're looking to rent one, both, or neither - both units are currently vacant with one side vacant and the other ready for a facelift!

Unit one is ready for new occupants and for the investors out there each unit has a Rental Appraisal of \$300-\$310 per week. Upon entry to unit one you are greeted by the generously proportioned living area which steps out to the covered outdoor area and wraps around to the kitchen and dining room.

You will notice walking through that the presentation here is fantastic, with updated carpet and paint giving the spaces a new lease on life. All three bedrooms come equipped with built-in wardrobes and ceiling fans, and the master bedroom has two-way access to the main bathroom via the walk-thru wardrobe.

You could definitely add value to unit one with some cosmetic renovations, but the true potential sits with unit two which has a slightly different layout but otherwise is very similar in terms of internal spaces. Those who fancy themselves a home renovator or just have a keen eye for where they can spend a bit of money and make a lot of money will see unit two for the fantastic opportunity that it is. Though it's not ready to be moved into just yet some new floor coverings, a repaint and completion of the kitchen would see a remarkable return on investment and leave you as the proud owner of two fantastic units in a great location.

The main difference in this floor plan is the open planned living/dining space and the master bedroom being treated to a large walk in wardrobe separate to the

Listed By

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