

7 Marian St, Booval, QLD 4304

Sold - \$420,000

Unit 4 2 1



WELL-POSITIONED DUPLEX!

CALLING SAVVY INVESTORS OR LIVE IN ONE, RENT THE OTHER!

OFFERS CLOSE SATURDAY 09.10.2021 AT 2:00PM.

Open for Inspection

By Appointment.

Presenting this wonderful opportunity to secure your future. Long-terms tenants in place. The location, living space and design will impress you as no other duplex will! Or live in one and rent the other! The way we live has changed, blended living with multiple generations all gathering under one roof. Please view the floor plan to discover the space on offer. The rear unit is a high-set house, the front unit is a low-set brick.

Each Unit presents with:

- Kitchen/dining.
- Separate living area.
- Two Bedrooms.
- One Bathroom.

Returning \$480.00 per week in total. Make your smart move right now! This duplex is on one title, with one main water meter, plus a separate meter recording usage.

Unit 1 is the highest and presents with a secure garage, laundry and storage underneath. This unit offers a back deck for you to enjoy the sunshine and breezes. Unit 1 has a secure lock-up garage underneath, plus access to a carport in the back yard. Unit 1 is tenanted at \$235.00 per week to 22/11/2021. Then going on a month to month lease. Lease start date is 09/04/2016.

Unit 2 is nearest to the street, and enters from the private front patio into the living room with timber floorboards. Unit 2 has access to a carport in the backyard. Unit 2 is tenanted at \$245.00 per week to 16/11/2021. Then going on a month to month lease. Lease start date is 19/05/2017.

NO BODY CORP FEES HERE !

Come and walk through with me. Respecting the tenants wishes we have limited internal photos and welcome your personal viewing.

Council rates as of 10 August 2021 are \$833.95 per quarter (for an investor)

Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

