



2/1 Bogart Ct, Oxenford, QLD 4210

Sold - 6/02/2023

Duplex 3  1 



3 Bedroom Duplex

Yes this is a genuine 3 bedroom duplex with no body corporate in a small cul-de-sac close to shops and the bus-stop. The good size yard is ideal for pets and kids to play safely.

Open for Inspection

By Appointment.

The two living areas offer some separation for a family. With some work you could add value to this great investment opportunity which offers easy access to Westfield Shopping centre, Helensvale rail station and tram station.

Features include:

- 1/2 Tenant already in place until January 2024 currently paying \$470 per week, offering investors an immediate return. NB. Photos do not show tenants furniture or belongings
- 1/2 Air-conditioned formal lounge and a separate dining/family room
- 1/2 Sliding doors flow out to a level fully fenced back yard
- 1/2 There is a modern kitchen with Caesar stone benchtops
- 1/2 The master bedroom is air conditioned for comfortable night's sleep
- 1/2 The 2 bedroom has a built in robe, 3rd bedroom offers separation from the other two
- 1/2 A bathroom with shower, bath, an updated vanity and a separate toilet
- 1/2 Internal access from the garage which has been converted to a rumpus room, a future owner may choose to replace the roller door and use as a garage again
- 1/2 Safe cul-de-sac location has no drive through traffic
- 1/2 The Westfield shopping centre is 7 minutes away (re: google maps) which is adjacent to the rail & tram stations
- 1/2 The light rail will take you to the Gold Coast University Hospital, Griffith University and the coastal suburbs currently as far as Broadbeach
- 1/2 Commuters have easy access to the M1 or can relax and take a train to Brisbane or south as far as Robina
- 1/2 There is no body corporate fees, just a joint insurance policy with the adjoining property currently costing \$1,890.18 per annum, this fee is shared between both owners

Genuine 3 bedroom duplex homes without body corporate fees (insurance only) are hard to find at this price point. This is a great opportunity for an investor providing an immediate return or someone not planning to move in until next January who then with some work will turn it into a great home. Don't miss this one ensure you make the open homes this week

Listed By

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