

1 Olmo Ct, Nerang, QLD 4211

Offers Over \$799,000

House 5  3 



## INCREDIBLE INVESTMENT OPPORTUNITY

Beautifully renovated family home situated in a peaceful cul de sac position just minutes from the major local amenities. Freshly painted inside and out with new electrical and upgraded plumbing installed, all the hard work has been done for you!

**Open for Inspection**

By Appointment.

The home has been divided into two separate sections to create a dual living arrangement and both sections of the home are currently rented on fixed term leases until November 2024 returning a combined total of \$1,070 per week in rent.

Sitting on a flat useable block of approximately 400m<sup>2</sup> in total, the yard has also been split into two separate sections to allow for private yard spaces for both groups of tenants. Sub metred for power and electricity this is truly an incredible investment opportunity not to be missed. Please ensure your attendance at the open home to avoid disappointment!

### Down Stairs

Awesome tenant in place currently paying \$400 per week rent until November 2024

Two good size bedrooms

Separate laundry provided

LED lighting installed

New floor coverings throughout

New Colourbond Fencing for added privacy

Functional chef kitchen with new oven and stove installed

Air-conditioned living space for added comfort year round

### Upstairs Stairs

Amazing tenants currently paying \$670 per week until November 2024

Three bedrooms all with fans, built in robes and new carpet provided

Two new bathrooms

Good size kitchen with ample amounts of cupboard space and dishwasher installed

### Listed By

Michael Folkard

Phone: (07) 5578 1744

Mobile: 0402 656 246

