



4 Meninga Ct, Caboolture



SOLD BY LEISA LOWE RECORD PRICE - DUPLEX 6 BEDS- 857M2

Leisa Lowe from Jan Jones Real is delighted to be appointed Marketing Agent for this property that presents the perfect opportunity for an investor to secure the whole duplex complex with 2 long term tenants who would love to stay on.

The Caboolture location is within approx. 3klms of the Hospital, Shopping complexes, mins to schools, public transport and easy access onto the Bruce Highway.

The sturdy lowset brick duplexes residences are positioned on an approx. 857m2 allotment with ample yard space to even built a storage shed on or create some room and build more garaging.

The configuration on the allotment is 2 x 3-bedrooms units with spacious combined dining, living and kitchen area with plenty of storage area and room to move around with plenty of light and windows to catch those beautiful breezes.

Each unit has there own separate bathroom with separate shower and bath making it practical in every way. 2 of the spacious bedrooms have built in wardrobes and the 3rd bedroom is an ideal space for unexpected visitors.

Garaging is a breeze as each unit has a single lock up garage with direct access into the unit combined with laundry keeping it out of the way. Plenty of courtyard area for each unit.

The keynote features of this property are:

One tenant has been in the complex for 13 years and is currently paying \$245 per week

The second tenant has also been here long term and is paying \$250 per week

Council Rates \$850 per quarter and water aprox \$650 per quarter

Both tenants are on a periodic agreement and there is plenty of scope to improve and take advantage of the recent increase in expected rental return.

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Price	SOLD for \$520,000
Property Type	Residential
Property ID	1647
Land Area	857 m2

Agent Details

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Office Details

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If you are seeking an investment to either kick start/or add to your existing portfolio, then consider this 2 unit complex.....worth investigating, worth owning!

Contact Leisa Lowe as properties like these are very rare, and will not last long.

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