

FULLY LEASED DUPLEX – \$630 PER WEEK  
10%+ YIELD

SOLD



## Aspley, 3/743 Trouts Road

Cash Cow Duplex - 10%+ Return —Act Fast!

This is the perfect affordable investment for those seeking a high yielding property to add to their portfolio or Self-Managed Super Fund!

This duplex property consists of 2 x 1 bedroom units (Units 5 and 6) on 1 title. The units offer private, low maintenance independent accommodation for over 60's. Set in beautiful garden surroundings, Units 5 and 6 each have 1 bedroom, 1 bathroom, a lounge and kitchenette.

The duplex is currently fully leased to 2 long term tenants with a gross rental return of \$630 per week, resulting in an amazing yield of 10%+.

This is a freehold property under a body corporate, so unlike some other independent living options, there are no deferred management/departure/transfer or other hidden fees.

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**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/3A4FF1R](http://ljhooker.com.au/3A4FF1R)

**Contact**  
**Joshua Waters**  
0417 800 991  
[jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)



**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

With an ageing population and increased demand for community style independent living options, this duplex has been an exceptional investment for the current long term owner and provides a great opportunity for savvy investors to add to their portfolio or Self Managed Super Fund. Subject to the existing leases, there is also the option to buy it for a loved one, or downsize yourself and live in one unit and rent out the other.

The property is ideally situated within close proximity to every service and amenity you could need. Aspley Hypermarket (Coles/Woolworths/Kmart/Aldi) is just 750m down the road and Westfield Chermshire Shopping Centre is an 8 minute drive away. Express buses servicing the local area and City are also within walking distance.

For further information or to arrange your inspection, please contact Joshua Waters.

## More About this Property

<b>Property ID</b>	3A4FF1R
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning

**Joshua Waters 0417 800 991**  
Business Owner, Sales Consultant and Registered Valuer |  
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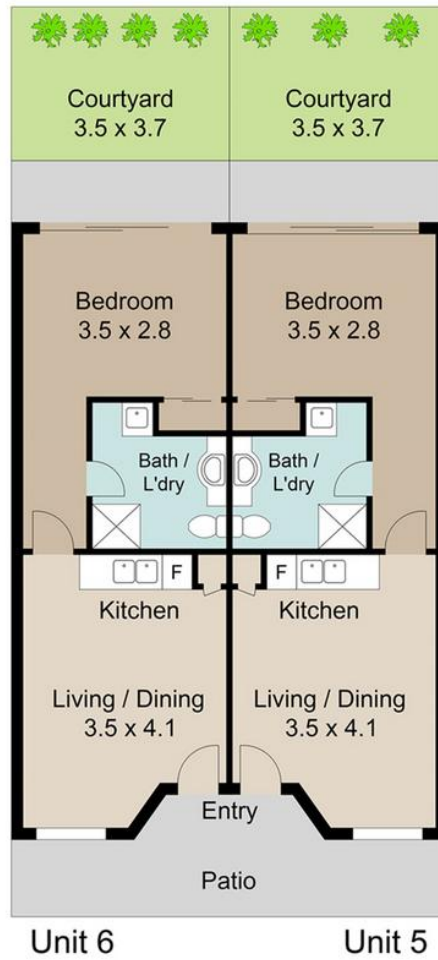
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**3 / 743 Trouts Road  
(Units 5 & 6)**



*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*