

Beenleigh, 64A/B Boundary Street

WHY HAVE 1 WHEN YOU CAN HAVE 2?

If you have been waiting for the perfect opportunity to invest or develop, then look no further! This lowset, brick & tile duplex on a 951m2 block presents a fantastic rental return from the current dual income & favourable apartment zoning for potential future development - the choice is yours!

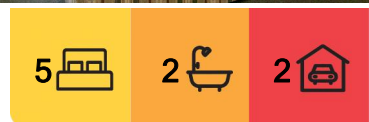
A snapshot of what is on offer:

- * 951m2 flat, accessible block with 25.1m frontage
- * Favourable development zoning - Low-Medium Density Residential - Apartment
- * Separate drive-ways & backyards for each side - a massive plus for potential tenants
- * Great rental return - combined \$640/week
- * Character features throughout both units

Unit A -



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.



For Sale
Offers over \$799,000

View
ljhooker.com.au/1Q2RGRF

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- * Covered front patio - additional area to enjoy a morning coffee
- * Large carpeted lounge area with air-conditioning & ceiling fan - keep comfortable all year-round
- * 3 generous bedrooms - all with built-ins
- * Main bedroom with air-conditioning + ceiling fan & 4-door built-in
- * Bathroom with shower over bath & updated vanity - separate toilet for convenience
- * Modern tiled kitchen with plenty of storage - leading off the spacious dining area featuring wooden floorboards
- * Massive storage area/laundry - can also be utilized as a study
- * Undercover back entertainment area leading out to the huge fenced yard - separate shed & side access
- * Currently tenanted at \$340/week on a periodic lease

Unit B -

- * Landscaped pathway leading to the spacious carpeted entry - glass sliding door with security screen
- * Open living area with air-conditioning & ceiling fan - keep cool in the warmer months
- * Neat & tidy kitchen with electric stove - easy care lino flooring
- * 2 carpeted bedrooms - huge main bedroom with dbl built-in cupboard & shelving
- * Combined bathroom & laundry - separate toilet for added convenience
- * Currently tenanted at \$320/week on a fixed term lease until July 2024

Located 2 mins from Holmview Station; 1.7km from Beenleigh Market Place, 2.2km from The Mall Beenleigh, 2 mins from Aldi, next-door from Trinity College & up the road from St Joseph's, 2 mins from Beenleigh High, 4 mins from Beenleigh State School PLUS many more facilities, clubs, restaurants & parks not to mention easy access to the M1 North & South.

With the potential this property has to offer, along with the location & convenience, it is sure to be snapped up quickly. Contact us today to make sure you don't miss out!

More About this Property

Property ID	1Q2RGRF
Property Type	DuplexSemi-detached
Land Area	951 m ²

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