

Brassall, 1&2/13 Iroquois Court

Owners directions are to SELL!

Introducing a rare opportunity for savvy investors looking for a duplex consisting of two individual units, each with 2 bedrooms, 1 bathroom, and a single lock up garage, are available for sale together with the benefit of being on separate titles with a current 5.5% rental yield.

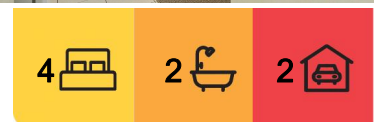
Property Highlights:

- Combined 946m² block
- Built in 1993
- Quiet cul-de-sac
- Close to local schools, shopping centres and public transportation, as well as high way access

Each Unit features:



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 \$690,000

View

ljhooker.com.au/GDSHR9

Contact

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LJ Hooker Ipswich | Fernvale
(07) 3281 4305

- 2 Bedrooms with built in wardrobes, ceiling fans and split system Air Conditioners
- Main bathroom with a bath, shower and separate toilet room
- Lounge room with Split system Air Conditioners
- Kitchen with plenty of bench space that over looks the dining room
- Single lock up garage with electric door and internal access
- Security doors and window screens
- Alfresco patio
- Small garden shed

Other Information:

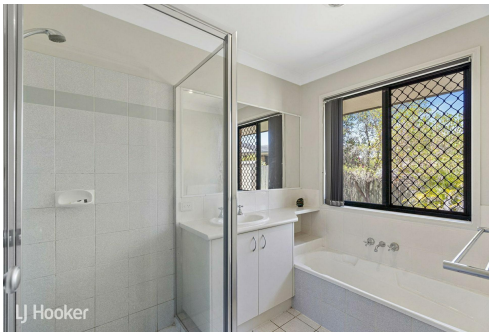
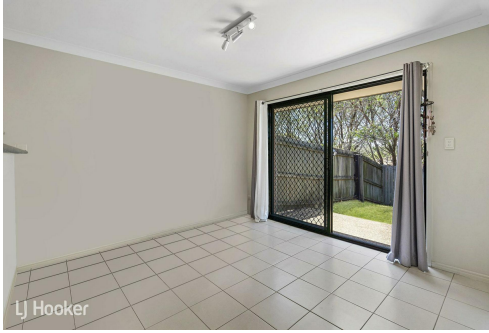
- Unit 1 Lease: 17 Jan 2024 to 15 Jan 2025
 - Unit 2 Lease: 16 Jan 2024 to 15 Apr 2024
 - Combined \$730 per week rental income
 - Ipswich City Council Approx Rates Per Quarter \$1100 combined
 - Queensland Urban Utilities Per Quarter \$480 combined
 - Separate Titles: ensuring flexibility for ownership and future resale options.
- Don't miss your chance to secure this duplex, presenting a unique investment opportunity with multiple possibilities.
Act fast, as opportunities like this are in high demand, and it won't stay on the market for long! Contact Andrew Kenman and Dancia Leslie today to arrange a viewing.

More About this Property

Property ID	GDSHR9
Property Type	DuplexSemi-detached
Land Area	946 m ²

Andrew Kenman
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