







11 Lathouras Court, Bundaberg South

DOUBLE THE INCOME, DOUBLE THE OPPORTUNITY —DUAL INVESTMENT PROPERTY

Looking to kick-start or expand your property portfolio? This well-maintained duplex presents an excellent opportunity for investors seeking a low-maintenance property in a convenient location. Situated in a quiet cul-de-sac, just minutes from Bundaberg CBD, this property offers two separate units with tenants already in place.

UNIT 1 KEY FEATURES:
- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1
- Ceiling fans: Yes, both Bedrooms
- Air conditioning: Yes, living room
- Tiled and vinyl flooring
- Built-In Cupboards: Yes
- Security Screens: Yes
- Separate Toilet & Laundry
- Ramp access off laundry

UNIT 2 KEY FEATURES:
- Bedrooms: 2

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.

4 2 2

FOR SALE
$735,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Bundaberg
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LJ Hooker

- Bathrooms: 1
- Car Accommodation: 1
- Ceiling fans: Yes
- Air conditioning: Yes, living room
- Tiled and vinyl flooring
- Built-In Cupboards: Yes
- Security Screens: Yes
- Separate Toilet & Laundry
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INCOME & YIELD UPSIDE
OCCUPANCY:
- UNIT 1: Currently Tenanted at $360 per week
- UNIT 2: Currently Tenanted at $420 per week

RENTAL APPRAISAL: $420 - $450 per week per unit

NO BODY CORPORATE FEES

RATES: Approx. $5,100 per annum excluding water

DISTANCE TO FACILITIES (APPROX):
- Totten St Bus Stop: 300m
- Bundaberg South State School: 1.2 km
- Hinkler Shopping Centre: 2.2km
- Bundaberg Base Hospital: 4.2km
- Bundaberg CBD: 2.8km
- Bundaberg Regional Airport: 7.3km
- Bundaberg State High School: 3km
- St. Luke's Anglican School: 3.6km
- Sugarland Plaza Bundaberg: 6.9km
- Kepnock Town Centre: 1.9km

Contact exclusive Listing Agent, Jess Rollinson on 0435 901 781 to arrange your private inspection.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries to determine whether this information is in fact accurate.











MORE DETAILS

Property ID	1UV4GTV
Property Type	DuplexSemi-detached
Land Area	600 m2
Including	Air Conditioning Built-in-Robes

Jess Rollinson 0435 901 781
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