



1&2/12 Crotty Street, Centenary Heights

Dual-Income Investment in Centenary Heights

Set on approximately 733 square metres in Centenary Heights, this tenanted duplex offers two separate residences, established rental income and a practical layout suited to long-term investment.

The property includes a three-bedroom residence and a two-bedroom residence, each with its own living spaces, laundry facilities and private outdoor area. With both units secured under fixed-term tenancy agreements, the property provides an immediate combined rental return of \$740 per week.

Unit 2 is the larger of the two residences and includes three bedrooms, with built-in wardrobes to bedrooms one and two. The third bedroom is currently used as an additional lounge and includes a Mitsubishi inverter air conditioner, giving the layout flexibility for tenants requiring either extra accommodation or a second living space.

The original kitchen is equipped with a Fisher & Paykel oven and Euromaid cooktop, while the separate laundry includes cupboard storage for household essentials. The toilet is positioned separately from the main bathroom. A ramp connects the home to the rear patio

5 2 2

FOR SALE
Offers over \$945,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Toowoomba
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Interested parties must rely solely on their own enquiries.

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and sunroom, leading through to the larger of the two private yards with its own clothesline. A separate shed provides secure storage or vehicle accommodation.

Unit 1 offers two bedrooms and an open-plan living, dining and kitchen area. A Mitsubishi inverter air conditioner services the main living space, while the original kitchen includes a combined Euromaid cooktop and oven.

The separate laundry includes cupboard storage, with the toilet positioned separately from the main bathroom. The sunroom provides an additional usable space, with stairs leading to the private yard. A dedicated carport completes the residence.

Both units are accessed by a shared driveway, while separate yards provide each household with their own outdoor space and a greater sense of independence.

With two established tenancies, separate accommodation and a central Centenary Heights position, this is a straightforward investment opportunity with income in place from day one.

Highlights

Unit 1

- Two bedrooms
- Open-plan living, dining and kitchen
- Mitsubishi inverter air conditioning
- Original kitchen with combined Euromaid cooktop and oven
- Separate laundry with cupboard storage
- Toilet separate from the main bathroom
- Sunroom
- Private yard
- Dedicated carport
- Currently returning \$360 per week
- Tenancy agreement in place until 26 November 2026

Unit 2

- Three bedrooms
- Built-in wardrobes to bedrooms one and two
- Flexible third bedroom or second living area
- Mitsubishi inverter air conditioning
- Original kitchen with Fisher & Paykel oven and Euromaid cooktop
- Separate laundry with cupboard storage
- Toilet separate from the main bathroom
- Rear patio and sunroom with ramp access
- Larger private yard with clothesline
- Separate shed
- Currently returning \$380 per week
- Tenancy agreement in place until 25 February 2027

Property Information

- Combined rental return of \$740 per week
- Two fixed-term tenancy agreements
- Shared driveway
- Separate yards
- Approximately 733 square metre allotment

Contact Matthew Keeley on 0437 720 885 or Josh Williams 0437 858 571 to arrange an inspection or request further information.

MORE DETAILS

Property ID	206GF4W
Property Type	DuplexSemi-detached
House Size	176 m2
Land Area	733 m2

Matthew Keeley 0437 720 885

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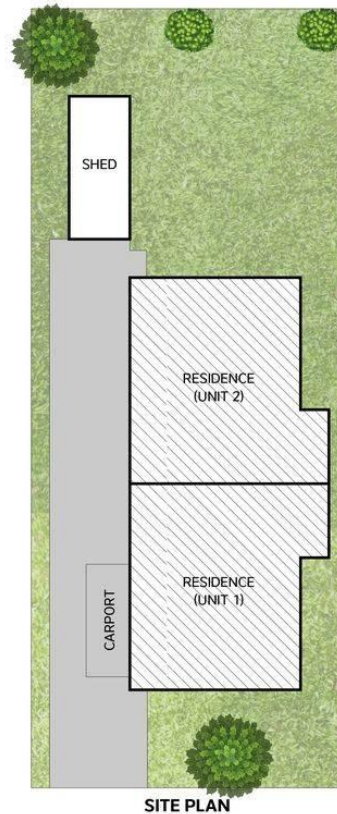
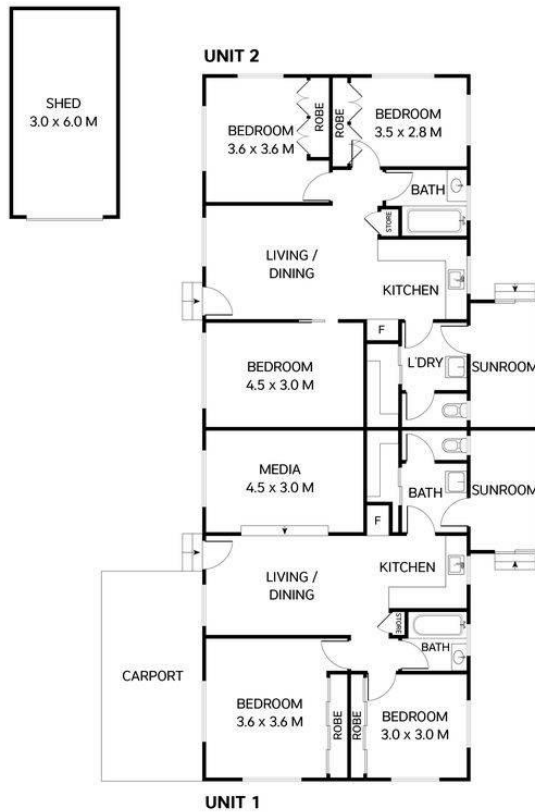
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Total: 176 m²

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Centenary Heights

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This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon.
Floorplan created by Vue Digital