

## Churchill, 11 Galah Street

Calling All Investors!

Welcome to 11 Galah Street Churchill! This stunning 6-bedroom, 4-bathroom duplex is now available for sale. Located in a highly sought-after suburb, this property offers a great opportunity for astute investors to purchase quality units in a quality area.

This duplex built in 2010 sits on a 873m<sup>2</sup> block of land providing ample amounts of space for the tenants.

As you step inside each unit, you'll be greeted by a well designed layout both with great sized entertaining areas and private yards.

EACH UNIT FEATURES:

- 3 bedrooms with built in cupboards and ceiling fans



**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 from \$699,000

**View**

[ljhooker.com.au/G97HR9](http://ljhooker.com.au/G97HR9)

**Contact**

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**LJ Hooker Ipswich | Fernvale**  
**(07) 3281 4305**

- Master Bedroom features an ensuite and walk in robe
- Separate modern main bathroom with separate toilet
- Generous layout with separate lounge and dining area space
- Kitchen complete with stainless steel appliances
- Split System Air conditioning to the lounge
- Fully fences rear yard
- Single lock up garage with remote control and internal access
- Outdoor entertainment area
- Extra Parking to front of units
- Water Tank & Garden Shed

**RENTAL INFORMATION:**

- Unit 1 on a current lease until 8 Jan 2024 paying \$350 per week
  - Unit 2 on a current lease until 22 Jan 2024 paying \$350 per week
- Updated rental appraisals between \$375-\$395 per week for each unit.

**OTHER INFORMATION:**

- Ipswich City Council Rates: \$800-\$900 Per Quarter Approx
  - Queensland Urban Utilities: \$680-\$728 Per Quarter Approx
- Tenants are charged for water usage.

With easy access and close to Riverlink Shopping Centre, schools, various other shops and a public bus stop, your investment has all the basic boxes ticked.

## More About this Property

<b>Property ID</b>	G97HR9
<b>Property Type</b>	House
<b>Land Area</b>	873 m <sup>2</sup>
<b>Including</b>	Toilets (4)

**Andrew Kenman**

Principal/Director | akenman@ljhooker.com.au

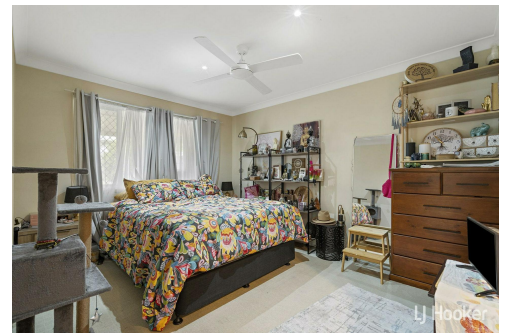
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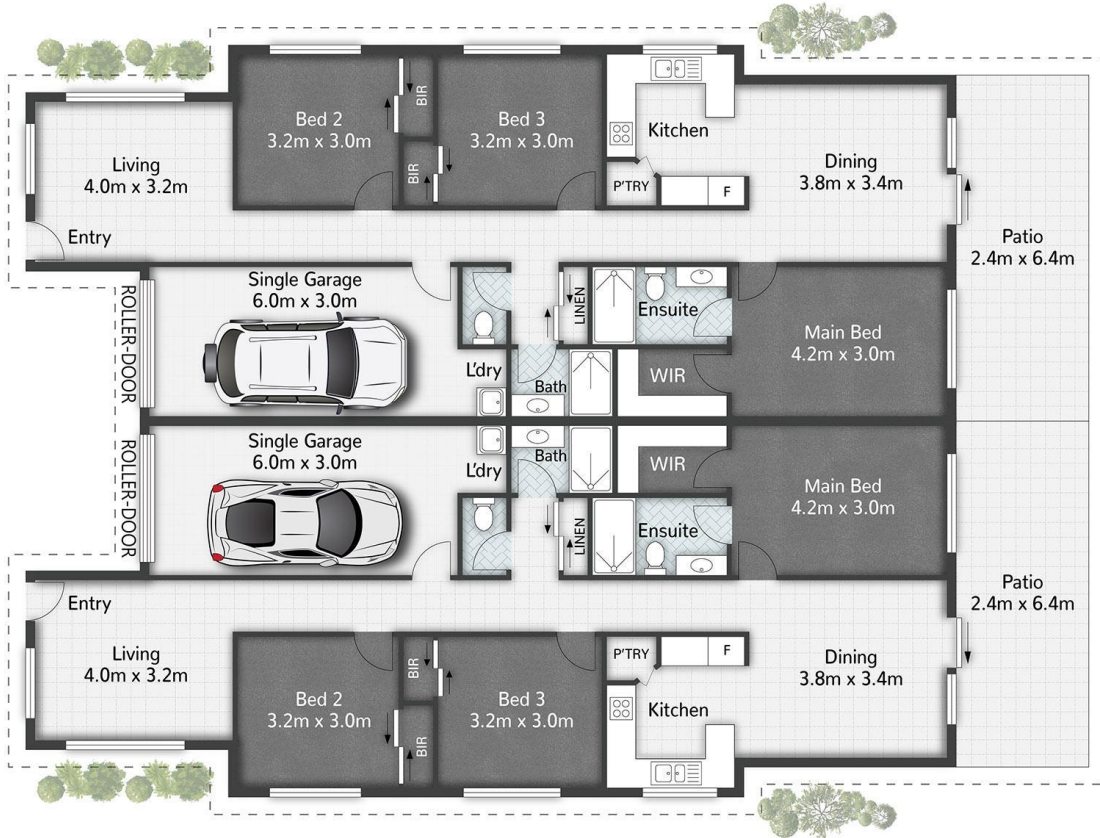
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UNIT 1



UNIT 2



11 Galah Street CHURCHILL

6 | 4 | 2 | 252m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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