

Conder, 2A & 2B Loureiro Street

Cash Flow is King

This is the ultimate investment opportunity at 2A & 2B Loureiro Street, Conder. This unique property features two separate dwellings on a single title, offering excellent returns and potential for future growth.

2A Loureiro include:

- 3 spacious bedrooms
- 2 well appointed bathrooms
- Secure 1 car garage

2B Loureiro include:

- 3 spacious bedrooms
- 1 well appointed bathroom
- Secure 1 car garage



For Sale
\$1,050,000

View
ljhooker.com.au/1HGMF9U

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EER ★★★★★



LJ Hooker Kippax
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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.

With both homes currently leased, generating a combined income of \$1,000 per week, this is a high-performing investment with minimal overheads, thanks to a single set of rates and land tax.

Adding to the appeal, new zoning laws may allow for the property to be split, presenting exciting potential for redevelopment or resale in the future.

Whether you're an astute investor seeking a strong return or exploring future possibilities, this is an unmissable opportunity.

Contact us today to explore the potential of this exceptional property!

Rates: \$3,028 p.a. approx.

Land Tax: \$5,089 p.a. approx.

2A EER: 4.0

2B EER: 3.5

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More About this Property

Property ID	1HGFM9U
Property Type	House
Land Area	930 m2
EER	3.5

Eoin Ryan-Hicks 0424 042 419

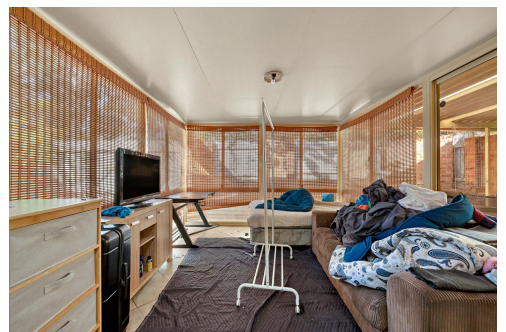
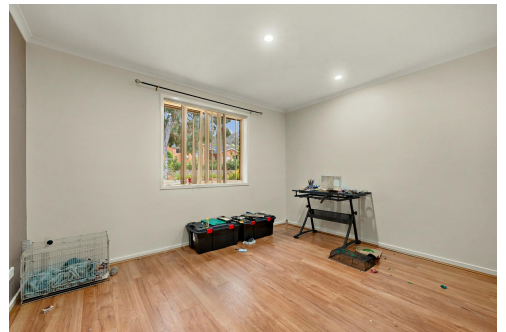
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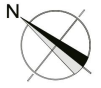
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2A & 2B Loureiro Street, Conder

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