



Glenvale, 1 & 2/11 Carlin Street

MODERN DUPLEX + 5.5 % gross yield

This unique property comprises two distinct units, each boasting a host of desirable features that cater to modern living and offer potential for a lucrative return on your investment.

Unit 1: Spacious and Stylish

A generously proportioned dwelling that exudes comfort and convenience. Boasting three bedrooms, one bathroom, and a single lock-up garage with internal access, this unit provides ample space for a growing family or young professionals.

The open-plan living area with a gas cooktop offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quality time with loved ones.



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.

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For Sale

Please Call

View

ljhooker.com.au/18K0F4W

Contact

Geoff Martin

0427 914 990

gmartin@ljht.com.au

LJ Hooker Toowoomba
(07) 4688 2222

The bedrooms come equipped with built-in wardrobes, while the master bedroom boasts a coveted walk-in robe. Tiled flooring throughout the main living and traffic areas ensures easy maintenance, making this property an attractive proposition for any investor. Completing the appeal is a covered rear alfresco area and fully fenced grounds with convenient side access.

Unit 2: A Distinctive Retreat

Unit 2 presents a refreshing twist, featuring a well-designed layout that includes one bedroom, an ensuite bathroom, and a single lock-up garage.

The unit surprises with its ample storage options and a spacious kitchen, complemented by an open-plan living space encompassing a comfortable lounge and combined dining area.

The true allure of this unit lies in the privacy it offers, with a secluded walkway leading to the front door.

With modern conveniences such as reverse cycle air conditioning, this unit ensures a comfortable and enjoyable living experience for its occupants.

Profitable Investment:

Both units are currently tenanted, with leases in place until November 24. This creates an immediate and steady rental income stream for savvy investors. However, the real opportunity lies in the high demand for quality units, allowing you to maximize your yield once the lease periods come to an end.

Take advantage of the thriving real estate market and leverage the unique features of this duplex to achieve excellent returns on your investment. **NEW**

LEASES IN NOVEMBER 23 = YIELD 5.5% GROSS

More About this Property

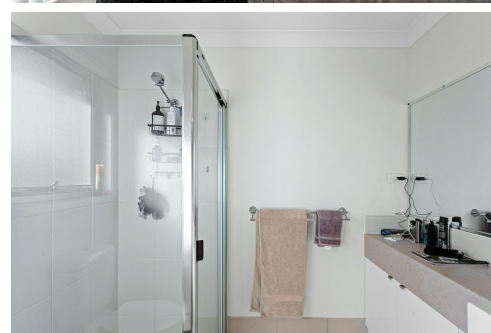
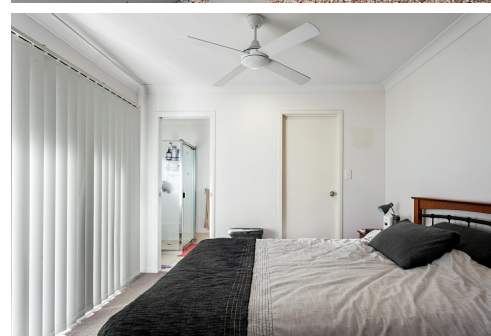
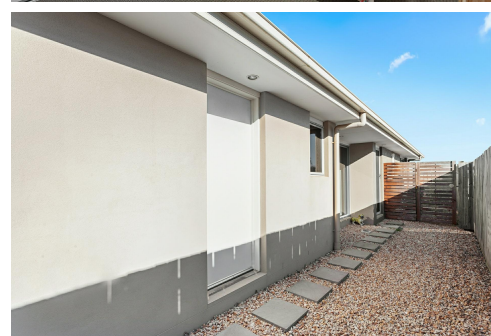
Property ID	18K0F4W
Property Type	Unit
Land Area	448 m²
Including	Toilets (2)

Geoff Martin 0427 914 990

Residential Sales Executive | gmartin@ljht.com.au

LJ Hooker Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au



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1 & 2 / 11 Carlin Street, Glenvale

This floor plan is not to scale. The dimensions, areas, and layout are approximate. Therefore the plan should be viewed for illustrative purposes only.

LJ Hooker

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