



## Griffin, 11 Mistral Crescent

GRAND INVESTMENT OPPORTUNITY! CURRENTLY RETURNING \$850/WEEK!

Exceptional dual income investment opportunity offering a combined rental return of \$850 per week, perfect for astute investors seeking steady cash flow. Rental potential is up to \$920 per week.

Situated in a prime location, this property provides effortless access to an array of local amenities including highly regarded schools, expansive parks and major shopping centres. The convenience of nearby public transport and essential services further enhances the property's appeal ensuring strong tenant demand. With its strategic location and reliable rental income, this investment represents a valuable addition to any portfolio.

Unit 1:

\* Currently rented at \$450/week

\* Lease end date: 19/03/2025



**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**  
For Sale

**View**  
[ljhooker.com.au/CQ9HF3](http://ljhooker.com.au/CQ9HF3)

**Contact**  
**Chris Pascoe**  
0447 340 201  
[cpascoe@ljh-kallangur.com.au](mailto:cpascoe@ljh-kallangur.com.au)

**LJ Hooker North Lakes | Mango Hill**  
**(07) 3491 7733**

- \* Open plan living and dining area
- \* Air conditioning
- \* Ceiling fans
- \* Three spacious bedrooms with built-ins
- \* Two bathrooms
- \* Main bedroom with ensuite
- \* Clothesline
- \* Back deck
- \* Single lock up garage with remote
- \* Internal access to unit from garage

Unit 2:

- \* Currently rented at \$400/week
- \* Lease end date: 15/08/2025
- \* Open plan living and dining area
- \* Air conditioning
- \* Ceiling fans
- \* One spacious bedroom with built-in
- \* One bathroom
- \* Clothesline
- \* Single lock up garage with remote
- \* Internal access to unit from garage

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

## More About this Property

<b>Property ID</b>	CQ9HF3
<b>Property Type</b>	House
<b>Land Area</b>	450 m <sup>2</sup>
<b>Including</b>	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Toilets (3)</li> <li>Dishwasher</li> <li>Outdoor Entertaining</li> <li>Built-in-Robes</li> </ul>

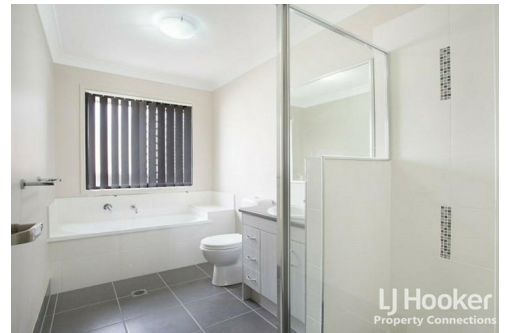
**Chris Pascoe 0447 340 201**

Salesperson | cpascoe@ljh-kallangur.com.au

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UNITS 1 & 2



**DISCLAIMER:** This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.