



## Griffin, 7 Champion Crescent

### EXCEPTIONAL DUAL-INCOME INVESTMENT OPPORTUNITY!

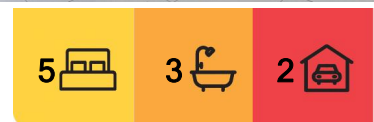
Discover a modern and high-end dual-income property designed to deliver strong returns and minimal maintenance. With contemporary finishes, well thought out layouts and separate private spaces for each unit, this property offers investors a stress-free addition to their portfolio. Both units are tenanted with long term leases providing immediate income and future growth potential.

Positioned in a sought-after area, this property showcases quality construction, high-end fixtures and low-maintenance outdoor spaces. With a potential weekly rental return of \$920/week, this is a rare chance to secure a lucrative, future-proof investment.

Unit 1:

\* Currently rented at \$480/week

\* Rental appraisal: \$520/week



**For Sale**  
For Sale

**View**  
[ljhooker.com.au/CSWHF3](http://ljhooker.com.au/CSWHF3)

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

**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.

- \* Lease end date: 19/02/2025
- \* Open plan living and dining area
- \* Air conditioning
- \* Ceiling fans
- \* Three spacious bedrooms
- \* Built-ins
- \* Two bathrooms
- \* Main bedroom with ensuite and walk-in robe
- \* Separate laundry
- \* Clothesline
- \* Garden shed
- \* Single lock up garage with remote
- \* Internal access to unit from garage
- \* Private covered outdoor entertainment area

Unit 2:

- \* Currently rented at \$350/week
- \* Rental appraisal: \$400/week
- \* Lease end date: 13/10/2025
- \* Air conditioning
- \* Ceiling fans
- \* Two bedrooms with built-ins
- \* One two-way bathroom
- \* Separate laundry
- \* Clothesline
- \* Garden shed
- \* Single lock up garage with remote
- \* Internal access to unit from garage
- \* Private covered outdoor entertainment area

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."



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## More About this Property

<b>Property ID</b>	CSWHF3
<b>Property Type</b>	House
<b>Land Area</b>	401 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

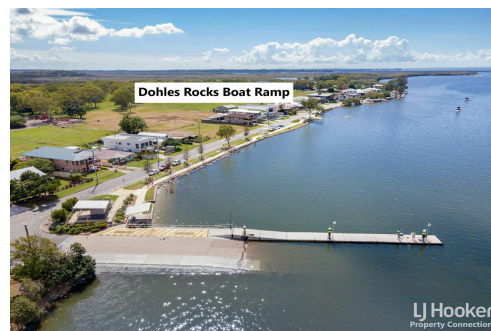
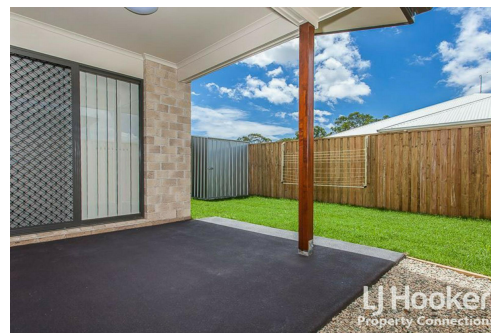
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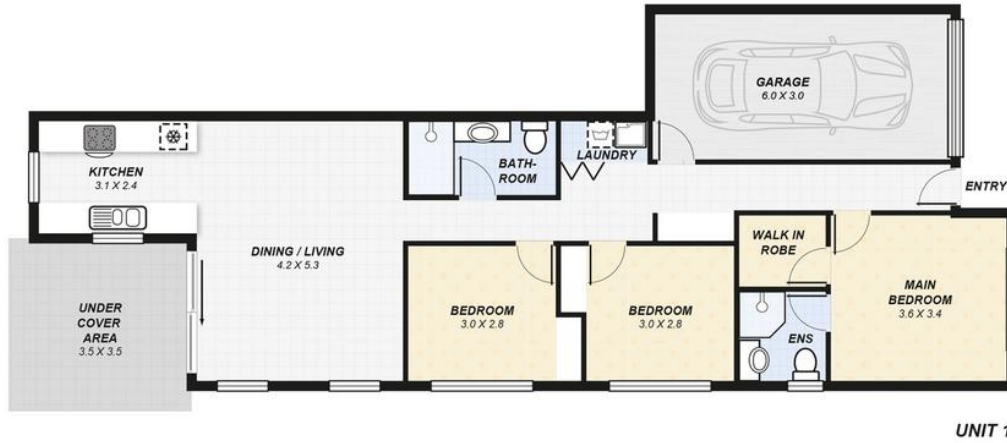
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UNIT 1 Area	m <sup>2</sup>
Living / Garage:	114.0
Porch Area:	1.8
Allrescc:	9.0
Total area:	124.8m <sup>2</sup> (approx)

UNIT 1



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