



13 Fleur St, Rothwell



SOLD BY LEISA LOWE !!!!

Opportunity's like these are extremely rare in this location with endless possibilities for the astute buyer or dual families and savvy investors.

Within mins to Mueller College, Grace Lutheran College, Bunnings, shops, Cafe's, bus stop only 100 metres walk, rail and only a short drive to the wonderful beaches and parks that the Redcliffe Peninsula offers. Only a short 4 minutes drive to Westfield North Lakes and easy access onto the Bruce Highway.

Sitting on 634sqm corner block is this Duplex that comprise of a well designed layout, well built and freshly painted and new carpet throughout.

Easy maintenance modern brick duplex with colourbond roof, built in 1998 and each Duplex has a total of 4 bedrooms, 2 with built in wardrobes, a 2 way bathroom that comprises of a separate shower and bath tub making this easily accessible for the family and separate toilet.

Each one has a Large open plan living and dining area that are overlooked by the spacious kitchen with substantial bench space and over head and under bench cupboard space with upright electric cooktop.

If security is what you are looking for these have a single lock up garage with direct access into the home. Plenty of storage area here with the laundry also in the garage.

One of dwellings has an extra slab for a car space for tenants/ owners who have that extra vehicle or even a spot for your caravan or boat.

Each unit has a substantial yard for pets and children to play which are all fully fenced.

Neat, tidy and well presented, it would be a great investment on the booming Queensland market, or a comfortable option for you and your family members where each family have there own space or possibly rent them out in this buoyant market.

With an expected rental return approximately \$480 to \$520 per week each is a great

8 2 3 634 m2

Price	SOLD for \$920,000
Property Type	Residential
Property ID	1825
Land Area	634 m2

Agent Details

Leisa Lowe - 0438 801 298

Office Details

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return in todays market.

Current Outgoings:

Rates \$865 per quarter approx.

Water \$887 Per quarter approx.

With the benefit of NO body corporate fees, this duplex offers great financial advantages for owners or the investor looking for a solid return.

Contact Leisa Lowe on 0438 801 298 from Jan Jones Real Estate Today to secure your next property before you miss out.

Lot No for this property is L126 RP894412

Disclaimer:

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