



## 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

<b>Price</b>	SOLD for \$920,000
<b>Property Type</b>	residential
<b>Property ID</b>	1825
<b>Land Area</b>	634 m2

#### Agent Details

Leisa Lowe - 0438 801 298

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



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:

All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.