

1&2/3 Melville Drive, Brassall, QLD, 4305



Duplex For Sale

Monday, 18 November 2024

1&2/3 Melville Drive, Brassall, QLD, 4305

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex

Great Investment opportunity or Dual Living

This low set modern home built in 2015 is a dual key residence that promises an outstanding investment opportunity or you can bring your Mum and Dad to live right next door. There are already tenants in place which produce double rental income, which is also attractive for investors as well.

Unit 1 has 3 bedrooms and 2 bathrooms with the main bathroom having a bath tub as well as a separate shower, plus a single lockup garage with a laundry. The combined lounge dining room is tiled and also air conditioned and the modern kitchen has a ceramic cooktop, oven and range hood, stone bench tops and a dishwasher. All 3 bedrooms have built-in wardrobes and carpet and the main bedroom has an en-suite. Sliding doors lead out onto the alfresco dining area overlooking your own private lawn which is fully fenced.

Unit 2 has 1 bedroom, 1 bathroom and a single lockup garage with a laundry. The tiled lounge/dining room is also air conditioned and leads out onto its own private alfresco dining area which is also surrounded by the private garden/lawn area. The open plan kitchen has all the necessary appliances including ceramic cooktop, rangehood and dishwasher as well as stone benchtops in modern colours.

The location is quite close to the up and coming Ipswich CBD approx. 13 minutes and around 40 minutes from the Brisbane CBD and also the nearby Brassall Shopping Complex around 7 minutes. Being surrounded by some very good schools like Brassall State School & Ipswich State High School with many local private schools such as Ipswich Girls Grammar School, St Mary's College & Primary School, St Edmunds College as well as Ipswich Grammar School means the school drop off and pick up is not a big issue.

The current tenancies are:

Unit 1 at \$470.00 per week on a fixed lease agreement ending 11th July 2025 and

Unit 2 for \$350.00 per week on a fixed lease agreement ending 4th September 2025 which is a total of \$820 per week.