

**22 Kanimbla Street, Holmview, QLD, 4207**

**House For Sale**

Thursday, 21 November 2024



22 Kanimbla Street, Holmview, QLD, 4207

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Trent Cattanach

## Dual-Income Investment or Versatile Living Opportunity in Holmview!

Discover the potential of this thoughtfully designed duplex, offering flexibility, convenience, and an unbeatable location. Whether you're seeking a solid investment, a multi-generational living solution, or the chance to live in one unit while renting out the other, this property ticks all the boxes.

### Property Details

#### Unit 1 - 3 Bed | 2 Bath | 1 Lock-Up Garage

- Air-conditioned open-plan living, dining, and kitchen.
- Covered entertaining area with a fully fenced backyard.
- Spacious main bedroom with air-conditioning, ensuite, and walk-in robe.
- Two additional good-sized bedrooms.

#### Unit 2 - 2 Bed | 1 Bath | 1 Lock-Up Garage

- Covered entry patio and low-maintenance courtyard.
- Air-conditioned open-plan lounge, dining, and kitchen.
- Two double-sized bedrooms with built-in wardrobes.
- Separate laundry.
- Bathroom with single vanity and shower.

### Current Income

Unit 1: Leased until 05/09/2025 at \$470/week.

Unit 2: Leased until 03/03/2025 at \$390/week.

Both tenants maintain the property exceptionally well and have excellent rental histories, ensuring a stress-free investment.

### Prime Location

Located in the highly sought-after suburb of Holmview, this duplex is close to:

- Schools, shopping centers, and public transport.
- Parks and recreational facilities, perfect for families.

### Investment Potential

With its dual-occupancy layout, 22 Kanimbla Street offers a fantastic opportunity to generate rental income from one or both units. This property is a smart, flexible choice for savvy investors or those looking to maximize returns.

Don't miss out on this opportunity! Contact us today to arrange an inspection or discuss further.