

25 Elliott Street, Gin Gin, QLD, 4671



Unit For Sale

Thursday, 28 November 2024

25 Elliott Street, Gin Gin, QLD, 4671

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Unit



Kelly Weller
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"1,038m2 Allotment with 2 Units"

Looking for a property bursting with potential in a thriving country town? This rare dual-living setup in the heart of Gin Gin offers two separate homes on one block, making it the ultimate opportunity for investors or those seeking flexible living options. With a bit of TLC, this property could become a real gem, offering excellent returns and a variety of lifestyle possibilities.

Conveniently located close to schools, shops, and medical facilities, this property offers easy access to all essential amenities. At the same time, you'll enjoy the laid-back, country atmosphere Gin Gin is known for. With strong rental demand in the area, especially for dual-living properties, this is an investment opportunity not to be missed.

At A Glance

Unit 1

- Kitchen with Electric Stove
- Lounge Room with Ceiling Fan
- 2 Bedrooms
- Sunroom/Office Space
- Bathroom with Shower & Vanity
- Separate Toilet
- Laundry
- Shed with Lights, Power & Concrete Floor currently used as additional Living Space
- Additional Shed Space with Concrete Floor
- Fully Fenced
- Home has Concrete Stumps
- Currently Tenanted at \$350.00 per week

Unit 2

- Kitchen with Electric Stove
- Lounge Room with Ceiling Fan
- 2 Bedrooms
- Sunroom/Office Space
- Bathroom with Shower & Vanity
- Separate Toilet
- Laundry
- Single Garage at the Front
- Additional Double Carport
- Fully Fenced
- Home has Concrete Stumps
- 20 Solar Panel System
- Timber Floors
- Verandas on 3 Sides
- Currently Tenanted at \$350.00 per week

Additional Information

- Rates Approx. \$2,600.00 per half year
- Rental Income \$700.00 per week
- 1,038m2 Allotment Fenced into Two Separate Units
- Zoned - Medium Density Residential
- Current Use - Multi Unit Dwelling (flats)
- Town Water
- Town Sewerage

- Bin Collection
- Mail Delivery
- Mobile Phone Reception
- NBN Available

- 400m to Gin Gin State School
- 1.9km to Gin Gin State High School
- 500m to Gin Gin Hospital
- 550m to Gin Gin IGA
- 39 mins to Bundaberg Airport (51 km)
- 39 mins to Childers (55 km)

To book your private inspection, contact Kelly on 0413 445 101 today.

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