

Sold



11 Lathouras Court, Bundaberg South



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - WELL ABOVE ASKING PRICE IN 7 DAYS!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick duplex which is a no brainer for all investors, these outstanding properties rarely come to market & this will sell swiftly!

*** PLEASE READ THE ENTIRE ADD COPY IN FULL PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES ***

Situated a highly sought after area and in a quiet no through street, this very private modern duplex is the ultimate cash cow, the ultimate set & forget investment property.

This tightly held and very quiet area is just a short drive to Hospitals, Schools and Major Shopping Centre, as far as locations go, you will not find anything as convenient. This beautiful refreshed duplex has everything you could want with no work needed!

Features include:

- 2 x 2 bedroom units, great street appeal, quality rendered finish to the

4 2 2 600 m²

Price	SOLD
Property Type	Residential
Property ID	339
Land Area	600 m ²

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



exterior

- Each unit features a modern open plan kitchen/ dining & lounge
- Centrally located bathroom, single vanity, separate toilet & laundry
- Functional internal layout, neat and tidy, well cared for inside & out
- Spacious kitchen equipped with modern appliances
- No immediate work required, modern finish, adjacent to stunning park and bike way
- Perched on an easy care 600m2 fully fenced allotment, one single title (no bc)
- Single car accommodation attached to each unit
- Established lawns & garden, easy care yard
- Currently returning \$600 per week (\$300 per side), with long term tenants in place willing to stay on and sign new leases
- Owner currently living in unit 1 (wanting to rent back and sign lease to allow time for them to purchase a home elsewhere)
- The ultimate cash cow, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location!
- 2 mins to Schooling, CBD, Medical Precinct & 10 minutes to Beach, this one is positioned perfectly for future growth
- Located in one of Bundaberg's most sought-after suburbs, this property is perfectly positioned for maximum capital growth and rental yield. Situated just minutes from schools, shopping centers, and public transport, it's easy to see why this area is so desirable for both tenants and buyers alike.
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- SELLING NOW....WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE INVESTMENT WHICH IS POSITIVE GEARED WITH INSTANT RETURNS, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY. THE PROPERTY HAS BEEN PRICE FOR IMMEDIATE SALE!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance:

Bedrooms: 4

Bathrooms: 2

Toilets: 2

Living: 2

Car Accommodation: 2

Land size: 600m2

SHED – NO

A/C – No

SOLAR - NO

Rates - \$2200 p/h Approx (for both units)

Rent Appraisal - \$650+ p/w

** The allotment was affected in 2013 flood event, please note there has been significant drainage works completed by council in recent times to mitigate any further risk to the area**

DISTANCE TO NEARBY FACILITIES:

- 300m to Totten St Bus Stop
- 1km to Foodworks convenience store
- 1.2km to Bundaberg South State School
- 1.2km to St Johns Primary School
- 1.6km to Kepnock State High School
- 2.8km to Bundaberg CBD
- 2.3km to Hinkler Central Shopping Mall

Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document

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.