

Off market- Full Duplex - Fantastic Investment Opportunity - Live in one and rent out the other a...



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## 1&2/2 Aruma Street, Wilsonton Heights

Offers over \$799,000

The full duplex is up for grabs. The location is near St Andrews hospital and both Private and public schools.

Offering an income producing duplex or perhaps you are looking to live in one and rent the other out.

Other option is for dual families to live next to each other.

The building is structurally strong but is in need of a cosmetic makeover.

Do this and you will reap the financial rewards in terms of property value and can increase the rental income.

This duplex has many features which include the following:

Unit 1

Extra-large 2 story unit duplex with privacy in mind

Lovely high Cathedral ceiling's

<b>Property ID:</b>	L36194464
<b>Property Type:</b>	DuplexSemi-detached
<b>Garages:</b>	2
<b>Open Parking:</b>	2
<b>Land Area:</b>	621.0 sqm

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Upstairs 3 bedrooms with Built in Cupboards

Full length sunroom with large windows allowing lots of sunlight to shine through and beautiful timber floor boards

Spacious bathroom with bath, shower and vanity

Separate toilet

Downstairs central lounge with built in bar

Separate Dining room

Kitchen (Functional)

Internal Laundry

Single car garage with internal access

Fully enclosed private courtyard

Land size: 621m2 fully fenced with landscaped gardens

Built 1985

This unit is currently vacant However rent appraised at \$440pw - \$460pw. (\$450 pw on average) Option to move in or rent out!!!

Unit 2

2 bedrooms with built ins

Central bathroom

Functional Kitchen – updated at some point

lounge room

Large separate Laundry

Carpets in bedrooms

Tiles in laundry, kitchen and bathrooms

Single car garage with internal access

Rear deck area and private courtyard

Land size: 621m2 fully fenced with landscaped gardens

Local bus services available

Built 1985

Long term tenant in place paying \$315pw. The tenant has been there for 13 years and has looked after the property and pays her rent on time. She has resigned a new lease for 12 months and would ideally love to stay on. This unit would easily achieve \$350pw – \$380pw (\$365 pw on average) in this current market.

Investors take note:

Dual income – two units with no body corporate fees

Land Rates Half Yearly Nett \$2073.93

Water rates Half yearly Nett \$377.40

Walk-through video tour available, just enquire

Strong investment – \$815 Per week (when both rented out at current market rent)

Smoke alarms throughout and are complaint

Water meter is not separate and duplex not strata titled.

This Unit offers all the features of a family Home at the price of a Duplex, don't miss out on this incredible value!