



**PRICE GUIDE:** \$332,500.00

Area: 607 m2

Council Rates: \$6,355.80 p.q.

## Solid Investment Opportunity in the heart of Kirwan

Outstanding opportunity to purchase your first or next investment property within the heart of Kirwan. Currently rented at \$480 (\$240 per week) with established tenants. With Unit 1 occupant currently tenanted until May 2022 and Unit 2 currently renting for a further 12 months this is a must to inspect.

### THE PROPERTY

- Duplex 2x 2 Bedroom
- Internal stairs for each duplex
- Each with bathroom
- Air-conditioning to main bedroom and living areas
- Large Living/Dining
- Fully fenced at the rear with independent yards with dividing fence
- Front patio
- Secure lockable parking underneath with ample storage and laundry
- RATES - \$6,355.80

Call us today for a private inspection on 04



**Shelly Lynham**  
0414 250 166

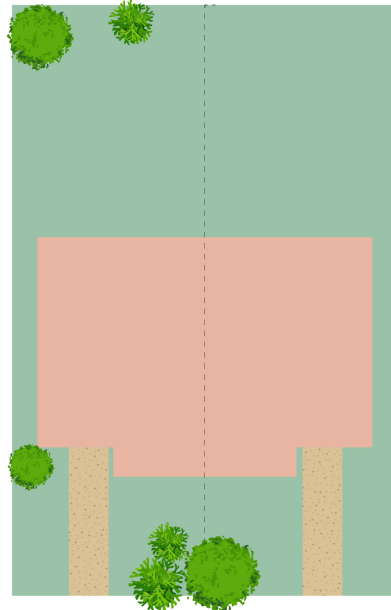
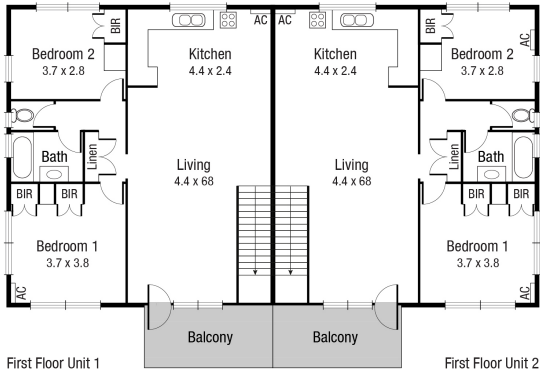
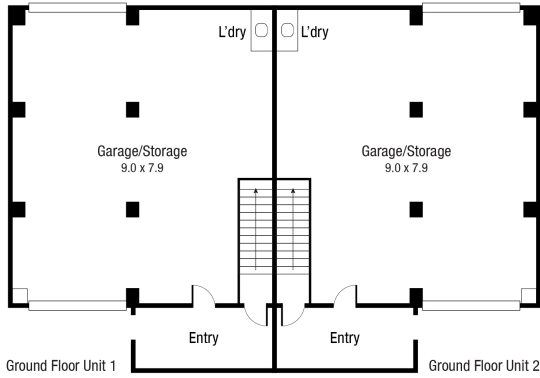


**Nathan Lynham**  
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**OFFICE**

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA ( UNIT 1 ): 177.5 sq.m  
 TOTAL AREA ( UNIT 2 ): 177.5 sq.m

14 Hasson St, Kirwan