



## STYLISH & SPACIOUS, WALKING DISTANCE TO ALL AMENITIES – THE BEST KILCOY HAS TO OFFER - 4 UNITS PLUS ADDITIONAL DEVELOPMENT

Narelle Cordaro introduces 52 and 54 Royston Street Kilcoy to the market. The 4 unit complex is popular with the resident offering a quiet and convenient lifestyle in the heart of Kilcoy Township. If you are looking to expand your property portfolio with the ability to add additional units then the plans are drawn for an additional 2 units. This property presents an amazing opportunity for an investor who is looking for an area where rental properties are rare and demand is high- you don't want to miss your opportunity to buy into this region.

Each current unit consists of 3 bedrooms, open plan living/dining area plus a large bathroom and separate toilet these units have everything Tenants are looking for. Outside you will find a generous entertaining area for each unit plus a large carport to house 10 cars and extra height for vans or boats. Each unit boasts great liveability from it's practical floor-plan to the size of the rooms.

The location is ideal. Walking distance to the Kilcoy township and all of the amenities such as hospital, primary and high school, gorgeous parklands, numerous vineyards and retail precinct at your doorstep making these units perfect for those looking to provide an easier lifestyle of their tenants. The property is also situated only a short distance to the Somerset Dam for those

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<b>Price</b>	FOR SALE
<b>Property Type</b>	Residential
<b>Property ID</b>	303
<b>Land Area</b>	2,024 m <sup>2</sup>

### Agent Details

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### Office Details

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boating/skiing or fishing enthusiasts. While a short drive will see you in the Sunshine Coast Hinterland and Caboolture.

KEY FEATURES OF EACH UNIT AT A GLANCE:

- 3 Generously sized bedrooms with built in robes in 2
- Spacious living/dining area with air conditioning
- Modern and practical kitchen
- Modern bathroom, complete with all the necessities
- Separate toilet
- Air conditioning
- Separate outdoor entertaining area for each unit- great for making the most of the Queensland climate
- Large Carport situated on 54 Royston Street offers undercover parking for 10 cars and has extra height for vans or boats.
- An additional 2 units plans are drawn up and ready to go to expand the rental income even further

These immaculately presented units offers an array of options and promises exceptional value to the prospective buyer.

Kilcoy offers a great country lifestyle with the local golf course, racetrack, pool and local eateries all offering a sense of community. Kilcoy is also supported by many expanding businesses such as the Kilcoy Pastoral Company and Searles Garden Products offering ongoing employment and growth in the area.

For more information please call Narelle Cordaro from All Around Realty on 0466 683 684

NOTE: Each unit is tenanted therefore 24 hours notice is required to conduct an inspection.

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