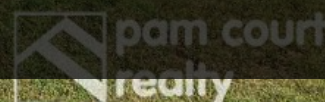


Sold



1 & 2/6 Lloyd Street, Beerwah



## Outstanding Dual-Occupancy Investment Opportunity

Discover a remarkable investment opportunity at 1 & 2/6 Lloyd Street, Beerwah. This modern dual occupancy duplex, nestled on a 650m<sup>2</sup> block, boasts five bedrooms and three bathrooms across two contemporary units. Secure a lucrative rental income from the excellent tenants already in place.

Unit 1 offers:

- 3 good sized bedrooms plus a separate study nook
- Master bedroom complete with walk-in robe, air-conditioning and spacious ensuite
- Air-conditioned open plan living
- Well-appointed kitchen with dishwasher and gas cooktop
- Security screens and ceiling fans throughout
- Under-roof alfresco area
- Fully fenced flat yard with double side access
- Double auto garage with internal access

Unit 2 offers:

🛏 5 🚿 3 🚗 3 📏 650 m<sup>2</sup>

Price SOLD for \$857,500

Property Type Residential

Property ID 550

Land Area 650 m<sup>2</sup>

### Agent Details

Mandy Watson - 0412 988 487

Pam Court - 0412 708 313

### Office Details

Mountain Creek  
Suite 4, Mountain Creek Medical  
Centre Karawatha Drive Mountain  
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07 5444 8188

- 2 good sized bedrooms
- Air-conditioned open plan living
- Kitchen complete with gas cooktop and plenty of cupboards
- Ceiling fans & security screens throughout
- Under-roof outdoor area overlooking a low maintenance sole use yard
- Single auto garage with internal access

#### Outgoings:

- Council Rates – \$1,355.80 per 6 months
- Water Rates – approx. \$550.00 per 3 months, Tenants pay for water usage
- No Body Corporate

Beerwah is a booming hinterland centre, with an increasing number of people attracted to the town's friendly, welcoming community and village atmosphere.

Providing a good choice of shops, cafes, quality schools, medical and leisure facilities including aquatic centre, golf course and Ewan Maddock Dam and recreation facilities including swimming, horse riding, kayaking, and walking tracks including Dularcha National Park.

Only one hour to Brisbane, and 25 minutes to Caloundra Beaches, it is a wonderful place to live and invest.

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.