







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 650m2 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 650m2

Price	SOLD for $857,500
Property Type	Residential
Property ID	550
Land Area	650 m2

Agent Details

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Office Details

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- 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.

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