

That's an error.

That's all we know.



36 Coogera Ct, Morayfield



DUAL INCOME - NO BODY CORPORATE FEES!

Located in Morayfield rests this dual occupancy residence. Offering two separate tenancies with leases in place or the option to keep one as an investment and live in the other in time to come.

Crafted to maximise the income for the savvy investor with two properties on one title, low maintenance and NO BODY CORPORATE FEES.

Both units have open plan living, kitchen and dining areas, access to on street and off street parking, a single secured garage with a shared driveway and separate fenced grassed backyards with a covered patios.

Rental income is currently \$825 per week for both properties.

New Rental appraisal November 2024 \$890-\$920 per week

Unit 1-(3 Bedrooms 2 Bathrooms 1 Car) \$500-\$520 per week

Unit 2-(2 Bedrooms 1 Bathroom 1 Car) \$390-\$400 per week

5 3 2 600 m2

Price	For Sale
Property Type	Residential
Property ID	11077
Land Area	600 m2

AGENT DETAILS

Jason Gayler - 0403 623 863
Nigel Lucas - 0413 351 603

OFFICE DETAILS

Zillmere
378 Zillmere Rd Zillmere, QLD, 4034
Australia
0403623863



Unit 1 - Currently rented @ \$450 per week (due for renewal February 2025)

- Lowset three bedrooms with built-in robes and ceiling fan
- Ensuite to master bedroom and generous size main bathroom
- Open plan kitchen with stone bench tops and stainless steel appliances
- Seperate tiled dining room or study
- Open plan tiled living room with air-conditioning
- Covered patio directly off the living area
- Low maintenance, fully fenced yard
- Security screens to windows and doors
- Single remote lock up garage
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Unit 2 - Currently rented @ \$375 per week (due for renewal May 2025)

- Two bedrooms
- Modern kitchen with dishwasher
- Well appointed main bathroom
- Air-conditioning and ceiling fans

- Open plan living and dining
- Fully fenced back yard
- Huge covered patio directly off dining and living area
- Security screens to windows and doors
- Single remote lock up garage

Morayfield is a high growth location with strong employment opportunities, high rental demand, close to schools, shopping centres and public transport.

This property is well maintained and with tenants in place, there is nothing to do!

Contact me today to for more information.

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