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That's all we know.







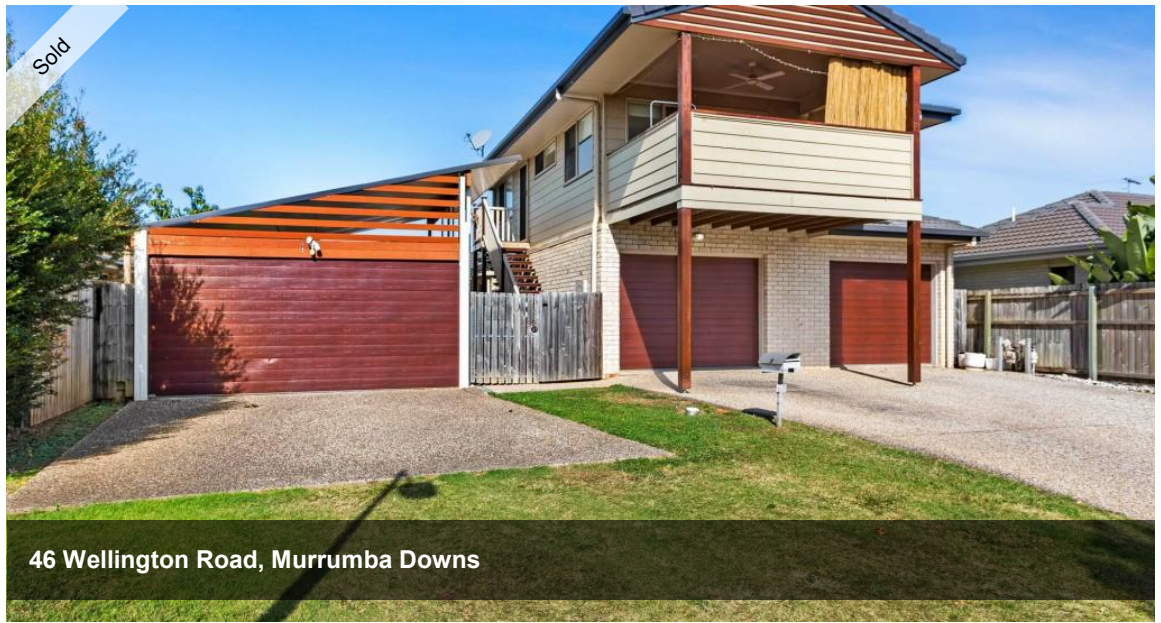












46 Wellington Road, Murrumba Downs



**GREAT INVESTMENT - DUAL OCCUPANCY ~ 5% GROSS YIELD : RENTED AT \$760 A WEEK**

5 3 5 705 m2

Introducing 46 Wellington Road, located adjoining the prestigious North Quarter Estate of Murrumba Downs: A dual dwelling comprising a 2-Bedroom Upper Floor Unit with 1 Bathroom above a 3-Car Lockup Garage and located to the rear a luxurious 3-Bedroom Ground Floor Unit with 2 Bathrooms and 2-Car Port on a Spacious 705 sq.m. Block. The front and rear units have a firewall between them allowing for the possibility of separate titles.

**Price** SOLD for \$805,000  
**Property Type** Residential  
**Property ID** 6159  
**Land Area** 705 m2  
**Floor Area** 279 m2

This modern and beautifully constructed home was built in 2010 to an exceptional standard, ensuring long-lasting quality and offering substantial tax depreciation benefits. The property boasts numerous impressive features that make it an excellent investment opportunity.

**AGENT DETAILS**

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

The property is occupied by two fantastic long-term tenants who pay a combined \$760 a week, offering a stable and reliable income stream for savvy investors for a gross rental yield of ~ 5% PLUS the tax depreciation.

**OFFICE DETAILS**

North Lakes  
SHOP 15 9 Discovery Dr North  
Lakes, QLD, 4509 Australia  
0413351603

There is also an opportunity to construct an additional dwelling in the rear garden.



It's worth noting that a nearby 866 sq.m. vacant block has received an offer of \$850,000!

The front, self-contained unit has a balcony with amazing views.

The rear ground floor unit is gated to allow use of the extensive garden.

Contact Nigel Lucas for further information.

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