

Offers over \$749,000 considered

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3/20 Tourangeau Crescent VARSITY LAKES QLD



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Investors, Seize the Opportunity

This versatile tri-level property is a goldmine for the savvy buyer, offering a range of possibilities. Whether you're looking to run a business from home, explore dual or triple occupancy living, or simply make cash as you sleep, this thoughtfully designed property has it all.

Perfectly situated in a quiet cul-de-sac, just moments from central Varsity Lakes, Varsity College high school, and Bond University, this property boasts multiple living spaces both indoor and outdoor. Recent additions include full solar panels installed within the last 12 months, ensuring energy efficiency.

Inside, discover 3 modern and tastefully appointed bedrooms & bathrooms, along with a single lock-up garage and an extra car space in front. Low body corp fees at \$60.00 per week, makes this investment even more attractive.

Take advantage of the SOHO council zoning (small office, home office) to operate a business from the comfort of your home. The property is consistently tenanted with its triple living capability, (currently 3 sept leases) Situated in a small block of only 4 properties that are well-maintained and recently painted.

Currently selling as a fully rented investment with 3 leases totaling \$925.00 per week, you have the option to arrange market rentals at a realistic \$1050.00 per week before settling the contract. Don't miss out on this Blue Chip investment - call now to schedule your exclusive inspection and secure your place in this lucrative venture!"

Call exclusive agent

Tracy D'Anna

0402997450

Disclaimer:

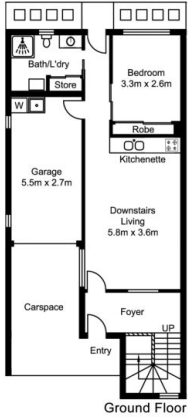
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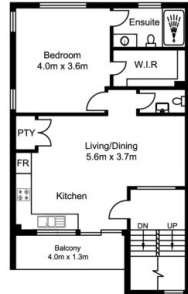


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Ground Floor

Unit 3/20 Tourangeau Crescent,
Varsity Lakes



First Floor

Approximate Floor Area
Ground Floor 86 sq. m
First Floor 62 sq. m
Second Floor 35 sq. m
Total 183 sq.m



Second Floor

Drive

Floor Plan
asphphotographyanddesign.com

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.