

Offers over \$810,000 considered

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 1&2/62 Clermont Street HOLMVIEW QLD

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📍 1&2/62 Clermont Street HOLMVIEW QLD

Dual key property with no body corp fees and separate water metres

Key Features:

- Built 2017
- 381m² block
- Dual occupancy property with high rental returns
- Conveniently located in a peaceful street and vibrant suburb
- Perfect opportunity for the astute investor

Investment details:

Unit 1/62

- 3 Bed, 2 Bath, 1 Car
- Main bedroom with air con and built-in robe
- Second and third bedrooms with built-in robes and ceiling fans
- Open plan, tiled and air-conditioned living area
- Split system air conditioner to living room
- Modern kitchen with stainless steel appliances
- Security screen doors
- Single remote lock up garage
- Low maintenance yard

- Current lease until Feb 2024
- Current rent: \$450 per week
- Rental appraisal: approx. \$470-490 per week

Unit 2/62

- 2 Bed, 1 Bath, 1 Car
- Main bedroom with air con and built-in robe
- Second bedroom with built-in robe and ceiling fan
- Open plan, tiled and air-conditioned living area
- Split system air conditioner to living room
- Modern kitchen with stainless steel appliances
- Single remote lock up garage
- Security screen doors
- Low maintenance yard

- Current lease until Mar 2024
- Current rent: \$390 per week
- Rental appraisal: approx. \$410-430 per week

Holmview is positioned conveniently between Brisbane and the Gold Coast and just 10 minutes from the M1 motorway, offers easy access to both major cities.

Holmview Central Shopping Centre, local parks, schools and transport within close proximity.

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The price guide for this property is offers over \$810,000 considered. Don't miss out on this highly desired and sought after investment opportunity. Contact us today to arrange a private inspection.

Disclaimer:

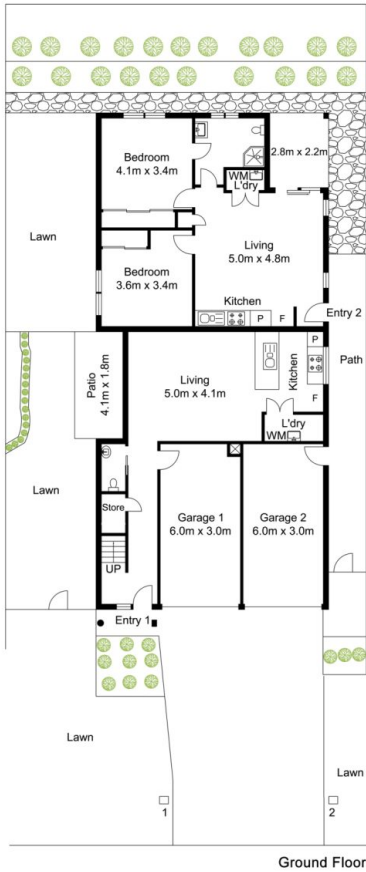
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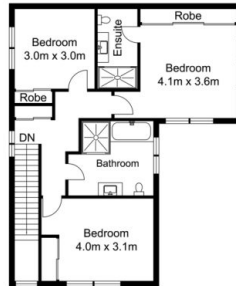
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Ground Floor



Number 1 First Floor

Approximate Floor Area	
Number 1 Ground	74 sq.m
Number 1 First Floor	66 sq.m
Number 1 Total	140 sq.m
Number 2	84 sq.m
Number 1 & 2 Total	224 sq.m

1 & 2 /62 Clermont Street, Holmview.
Approximate Floor Area 224sq. m

Floor Plan
aspirephotographyandstyling.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.