

Sold



81 Albion Road, Albion



## Duplex on 809m2- LMR - Open Saturday 5/08/23 - 9.30 am - 10.00 am

Options are a plenty here for Investors, Developers and Owner Occupiers!

Located on a level 809m2 lot with LMR zoning and within 4km of the CBD this Duplex returns an impressive \$52,000 gross/annum! The property features:

- 1 x 2 bedroom, 2 bathroom and 1 x 2 Bedroom, 1 bathroom configuration (see Floor Plan)
- Immaculate condition throughout with new carpets, fresh paint and air conditioning
- Secure off street parking for two vehicles, plentiful storage areas under
- Fully tenanted returning \$52,000/annum

 4  3  1  810 m<sup>2</sup>

Price SOLD for  
\$1,100,000

Property Type Residential

Property ID 5

Land Area 810 m<sup>2</sup>

### Agent Details

Michael McMahon - 0413  
806 161

### Office Details

MGM Homes  
497 Lutwyche Rd Lutwyche,  
QLD, 4030 Australia  
(07) 3357 4888

- Ideal for the astute Investor, add to your Self Managed Superannuation Portfolio
- Developers may choose to remove the dwelling and build a Unit complex
- Owner Occupiers may choose to live in one half and enjoy the rental income from the other!

City bound rail is literally 300 metres away and the new Lutwyche Shopping Village and Albion Restaurant Precinct are within easy distance. Investment opportunities this close to the CBD are scarce, so submit your Offer!

Call Michael McMahon on 0413806161 or e-mail [michael.mcmahon@mgmhomes.com.au](mailto:michael.mcmahon@mgmhomes.com.au)

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