



## 12 Loder Street, SOUTHSIDE, QLD 4570

### UNDER CONTRACT

RARE FIND â## Duplex for sale.

Have you been looking for a low maintenance investment in a fantastic area with quality tenants? Then this is the one for you.

Experience the epitome of hassle free ownership with this low maintenance gem. Each unit contains 2 bedrooms both with builtin cupboards, 1 bathroom and front porches presenting an attractive proposition for the current and potential future tenants, ensuring consistent rental income for years to come.

Another great option here is to live in one and rent the other out for a passive income.

Noteworthy features include air conditioned open plan living, separate carport accommodation and a sprawling 1462m2 allotment, offering ample space with a fantastic park like outlook.

Location is key, and this property delivers! Positioned just a mere 750 meters from

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 22P1425

#### SALE DETAILS

**\$630,000**

#### CONTACT DETAILS

**Elders Real Estate Gympie**

153 Mary Street  
Gympie, QLD  
07 5482 6444

**Ian Partington**  
0407746280

Southside Shopping Centre, investors benefit from prime proximity to essential amenities and high tenant demand.

WHAT WE LIKE:

- Low maintenance duplex in the heart of Southside with good returns.
- Each unit contains 2 Bedrooms and 1 Bathroom.
- Separate car accommodation.
- Large 1462m2 allotment.
- Just 750 metres from Southside Shopping Centre!

Don't let this opportunity slip through your fingers! Act now and reap the rewards of strategic real estate investment in Southside!

Contact Ian Partington at 0407 746 280 or Chynna Wuoti at 0419 970 422 today to seize this golden investment opportunity.

Established in 1839, Elders Real Estate Australia boasts a legacy spanning 185 years. With a rich history of excellence and a track record of success, we pride ourselves on our award-winning agency profile, which showcases over a century of combined experience in assisting our valued clients.

Our team is dedicated to delivering unparalleled service, leveraging our extensive knowledge and expertise to meet the unique needs of each individual we serve. Whether you're selling, buying, or investing in real estate, you can trust in our time tested tradition of professionalism, integrity, and results.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,462.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage











