



## Dual Income Investment in a Prime Central Location

A well-maintained maisonette pair positioned on a convenient and sought-after street within easy walking distance to the town centre, local shopping and essential services. Currently configured as a dual-income investment, this low-maintenance property presents an excellent opportunity for the savvy investor looking to expand their portfolio with reliable tenancy already in place.

Both homes offer comfortable layouts, practical features and generous rear yards with rear lane access, providing excellent flexibility and future potential.

57 Queen Street

A neat and tidy home featuring polished pine floorboards through the living area with an open fireplace creating a warm and inviting atmosphere. The kitchen offers lino flooring, upgraded laminate cabinetry and a freestanding electric oven and cooktop.

A small passageway leads to the carpeted bedrooms, while the bathroom includes tiled flooring, single vanity, shower over bath and separate toilet. The laundry is practical with tiled floor and concrete wash trough.

Outside, the large rear yard provides ample space for additional shedding, pergola entertaining or further improvements (STCC). Additional features

6 2 1,303m<sup>2</sup>

<b>Price</b>	\$320,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12336
<b>Land Area</b>	1,303 m <sup>2</sup>

### Agent Details

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### Office Details

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include:

- Gas hot water system
- Rear lane access
- Low maintenance grounds

Lease Details: End Date Feb. 2027 currently leased for \$200 per week

55 Queen Street

Offering polished pine floorboards throughout, this home has a comfortable and functional layout with a lounge room featuring a slow combustion heater for year-round comfort. The kitchen is practical and well positioned with a freestanding electric oven and cooktop.

The bedrooms are accessed via a central passageway, with the master bedroom including a ceiling fan. The bathroom contains tiled flooring, single vanity, shower over bath and separate toilet, while the laundry features tiled flooring and a concrete wash trough.

Stepping outside, recent upgrades enhance the entertaining appeal with a pergola area enclosed by sliding glass doors for convenient all-weather use. A freestanding carport and small garden shed add further practicality. Additional features include:

- Electric hot water system
- Rear lane access
- Low maintenance outdoor areas

Lease Details: Periodic lease, currently leased for \$250 per week

An excellent opportunity to secure a versatile investment property with dual income potential in the heart of Peterborough.

Land Size: 1,303m<sup>2</sup>\*

LGA: District Council of Peterborough

Zoned: Neighbourhood

CT5386/843

RLA228106

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