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## Rare Dual Key Residence Investment Opportunity In Augustine Heights!

Welcome to 13 Aquinas Drive, an exquisite dual key residence situated on a prime 427 sqm block. Presenting a unique opportunity for the future homeowner to reside downstairs whilst leasing upstairs, properties like this are few and far on the market.

As you enter on the ground level, you'll find a beautiful three-bedroom residence with two bathrooms and a lock-up garage. Walking along the tiled hallway, the property opens up to reveal a pristine living space complete with air-conditioning, ceiling fans, laundry facilities and a lavish kitchen area that dazzles. Featuring an island bench top, stainless steel appliances, electric cooktops, ample cupboard space and a window splash back, this delightful area is sure to bring out your inner Masterchef. Moving outside, there's a cosy undercover patio and backyard that's perfect for relaxing and enjoying Queensland's year-round amazing climate.

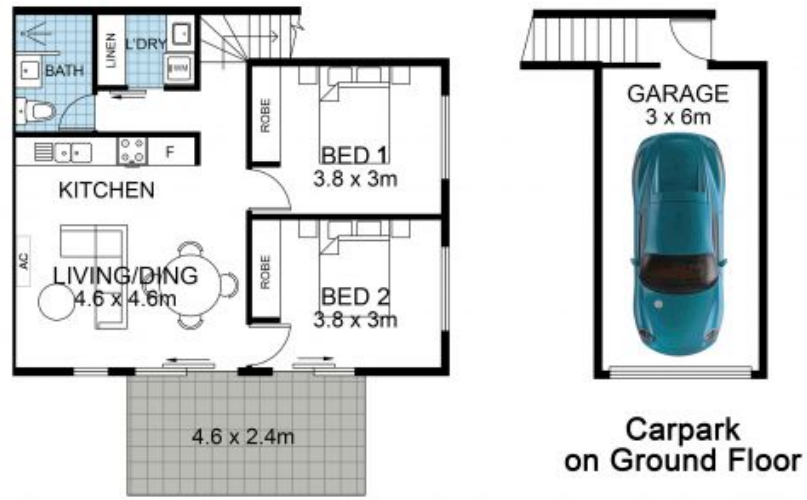
Back inside, you'll be equally blown away by residence two upstairs which is blessed with two modern bedrooms, a lovely bathroom and a lock-up car garage. Featuring air-conditioning, tiled flooring, ceiling fans and a cosy kitchen with stainless steel appliances, elect

**Price:** \$750,000  
**Council Rates:** \$952.00 p/q  
**Water Rates:** \$598.00 p/q



**Robert Lamprecht**

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Residence 2  
Level 2

Dual Key Living

