



LJ Hooker Property Partners



Bellbird Park, 16 Folkes Close

SOLD BY GARY LIU & ASSOCIATES

Set in a peaceful yet convenient pocket of Bellbird Park, this well-maintained 8-year-old duplex presents a rare dual-living or investment opportunity. With two self-contained units, generous living spaces, and strong rental income potential, this property is ideal for investors, extended families, or future homeowners looking for flexibility and value.

Top 5 Features:

1. Rare dual-living setup--4-bedroom, 2-bathroom main unit + 1-bedroom, 1-bathroom secondary unit.
2. Ideal for investors or multi-generational living--live in one, rent the other.
3. Low-maintenance 578m2 block with backyard sheds & covered patios for both units.
4. Well-appointed interiors with built-in robes in all bedrooms, 7 ceiling fans & 4 air-conditioners.
5. Prime location--close to Redbank Plains Shopping Centre, parks, restaurants & Bellbird Park State School.



For Sale
Please Call

View
ljhooker.com.au/B2THF4R

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

A Standout Dual-Living Opportunity

This versatile configuration makes it highly attractive to investors, multi-generational families, or buyers seeking rental income potential. The ability to live in one unit and rent the other, or accommodate extended family while maintaining privacy, is a rare find--especially in a well-maintained, 8-year-old duplex on a low-maintenance 578m2 block.

Designed for Comfortable & Flexible Living

The main unit boasts a spacious 4-bedroom, 2-bathroom layout, with open-plan living, air-conditioning, and built-in robes in all bedrooms. The secondary unit offers a self-contained 1-bedroom, 1-bathroom space, perfect for a granny flat, guest retreat, or rental income. Both units feature functional kitchens, modern bathrooms, and private outdoor areas.

Outdoor Space with Added Extras

Each unit enjoys its own covered patio and private backyard sheds, ensuring practicality without high maintenance. The secondary unit even includes a timber deck, adding a touch of warmth and charm to the outdoor space.

A Location That's Hard to Beat

Positioned in the serene suburb of Bellbird Park, this property is close to parks, local restaurants, and essential amenities. Families will love the proximity to Bellbird Park State School, while Redbank Plains Shopping Centre is just minutes away for all your shopping needs.

Other features include:

- 4 air-conditioners
- 7 ceiling fans
- Built-in robes in all bedrooms
- 2 backyard sheds
- Secure, fully fenced low-maintenance 578m2 block
- Gas hot water system

A Smart Investment or a Home with Endless Possibilities

With strong rental income potential (Unit A: \$500/week, Unit B: \$340/week; Rental Estimated: Unit A: \$520-\$550/week, Unit B: \$335-\$350/week, totaling \$855-\$900/week) and a rare dual-living setup, this is an opportunity that investors, families, and future homeowners won't want to miss.

Contact Gary Liu today to arrange an inspection!

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More About this Property

Property ID	B2THF4R
Property Type	DuplexSemi-detached
Land Area	578 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

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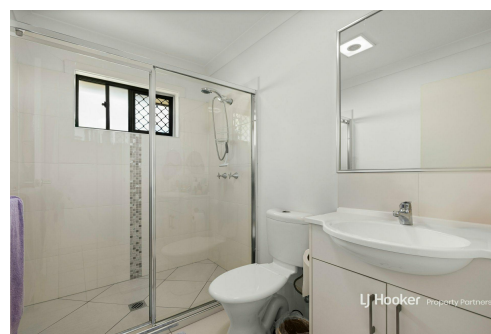
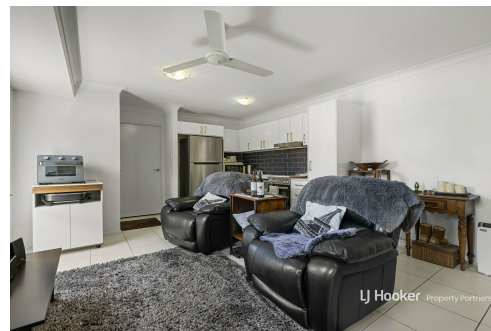
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