



## Bentley Park, 1 & 2/8 Kangaroo Street

Sold Under The Hammer!

2 x 3 Bedroom Duplex on One Title!

This fantastic property offers a unique opportunity - ideal for investors, extended families, or those looking to live in one side and rent out the other. No common living walls between each half!

This property offers both convenience and lifestyle, with schools, shopping centres and recreational facilities nearby.

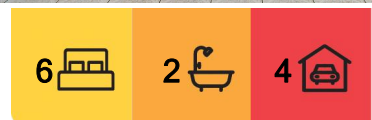
### Property Features:

- 2 x 3 Bedroom, 1 Bathroom, 4 Car - Full Duplex

Each side offers its own private living space, with well-designed layouts to maximize comfort and functionality. The properties maintain a sense of independence while still being on the same lot.



**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.



**For Sale**  
Please Call

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[ljhooker.com.au/3MPYFMB](http://ljhooker.com.au/3MPYFMB)

**Contact**  
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**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**

- Open-plan living and dining areas that flow seamlessly into the kitchens, with ample bench space, solid rendered internal walls and separate storage rooms
- Spacious bedrooms with built-in wardrobes and bathrooms ensure a comfortable living experience.
- Fully air conditioned and screened
- This duplex has been well maintained, with low-maintenance exteriors and easy-care landscaping. Each property has a fully fenced yard, perfect for pets, children, or outdoor entertaining.
- No rear neighbours surrounded by mountain views.
- Positioned on 951sqm of level land.
- Off-street parking, providing added convenience for tenants or residents.
- No body corporate fees.
- Rear unit has excellent tenant in place until February 2025
- Council Rates approx \$2982.10 half yearly

#### Location:

Bentley Park is a family-friendly suburb, situated just 20 minutes south of Cairns' city centre, the property is close to local schools, parks, shopping centres and public transport, making it ideal for tenants and residents alike.

#### Investment Potential:

With the growing demand for rental properties in the area, this duplex presents an outstanding investment opportunity. Live in one side and rent out the other, or lease both for a consistent rental income stream. The flexibility and potential for solid returns make this property a wise choice for savvy investors.

Don't miss out on this rare opportunity to secure two freestanding duplex in the heart of Bentley Park. Whether you are looking for an investment property, a multi-generational family home, or a combination of both, this is a must-see.

Contact us today for more information or to arrange an inspection!

Auction On Site & Online Via Realtair

Saturday 07/12/2024 at 11:30am

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.



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## More About this Property

<b>Property ID</b>	3MPYFMB
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	951 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Outdoor Entertaining

**Kim Ryan 0410 500 342**

Sales Consultant | [kim.ryan@ljheh.com.au](mailto:kim.ryan@ljheh.com.au)

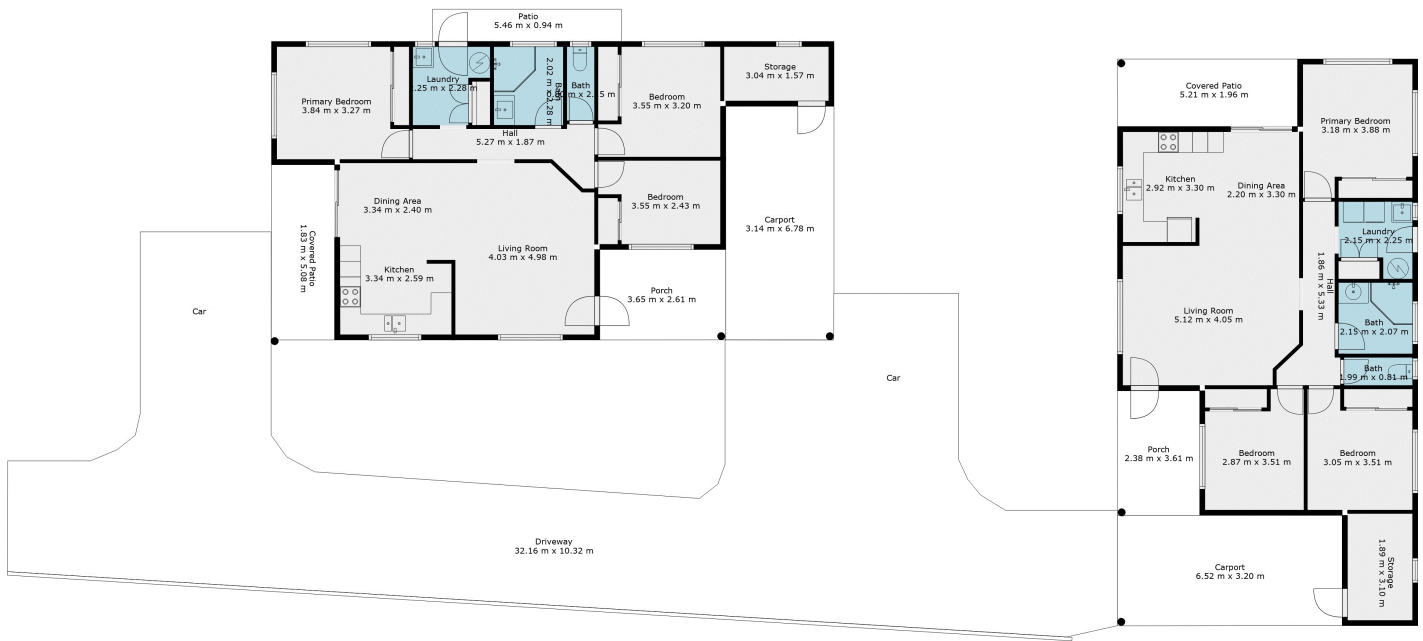
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**TOTAL 270 m2 approx**

FLOOR 1: 179 m2

STORAGE: 11 m2, COVERED PATIO: 19 m2,

PORCH: 19 m2, CARPORT: 42 m2

This Plan Is For Illustrative Purposes Only And All Measurements Are Approximate.

