



## Blacks Beach, 43 Duranbah Circuit

### Investment Opportunity in Sought-After Blacks Beach

43 Duranbah Circuit presents an ideal opportunity for investors or families seeking a spacious, well-located home with solid rental potential. This 4-bedroom property is currently leased until December 2024 at \$500 per week, with a rental appraisal indicating potential returns of between \$630 to \$680 per week starting from December.

The layout of this home is perfectly suited for families, featuring four carpeted bedrooms plus a study, providing space for work, study, or additional storage. The separate carpeted lounge room adds for extra comfort, while the large, tiled family room flows from the modern kitchen, ample bench space, and plenty of storage.

With fully ducted air conditioning throughout, this property ensures comfort year-round. The double lock-up garage with internal access and fully fenced 658m<sup>2</sup> yard with side access are added bonuses that make it a practical choice for families.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/ET6HUG](https://ljhooker.com.au/ET6HUG)

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**LJ Hooker Mackay Group**  
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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.

Once the property goes unconditional, the current owner is open to advertising it for rent, ensuring a smooth transition for investors looking to maximise rental income.

#### Key Features:

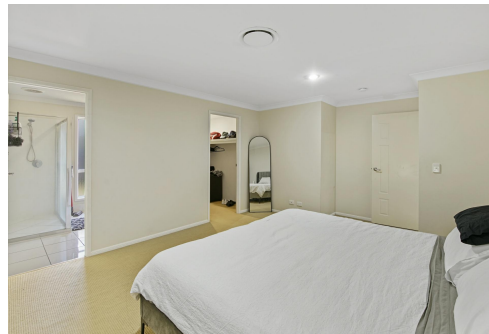
- 4 carpeted bedrooms plus a study
- Separate lounge and large, tiled family room
- Modern kitchen with quality appliances
- Fully ducted air conditioning
- Double lock-up garage with internal access
- Fully fenced yard with side access
- Don't miss out on this exceptional investment opportunity

## More About this Property

<b>Property ID</b>	ET6HUG
<b>Property Type</b>	House
<b>Land Area</b>	658 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Built-in-Robes Secure Parking

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