



40 Beatty Street, Clermont

Dual Living Opportunity – Additional Income, Teen Retreat or Guest Accommodation!




Positioned on a generous 1,004sqm fully fenced freehold allotment close to schools and local amenities, this versatile property offers two separate self-contained dwellings, creating endless possibilities for homeowners and investors alike.

The main residence features:

- Air-conditioned lounge room
- 2 bedrooms with built-in wardrobes and split-system air conditioning
- Functional kitchen with electric stove, rangehood, pantry and double sink
- Bathroom with shower over bath and vanity
- Internal laundry and separate toilet

Adding exceptional value is the detached self-contained complete with:

- Air-conditioned bedroom/living area
- Kitchenette
- Private bathroom with shower, vanity and toilet

3  2  2 

FOR SALE
\$275,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Clermont
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Whether you're looking for additional rental income, a private space for teenagers, accommodation for visiting family and friends, or independent living for extended family members, this flexible setup is sure to impress.

Outside, you'll find a shared double carport, large grassed yard, rainwater tank and clothesline, providing plenty of room to enjoy the outdoors.

Investor Appeal

This property offers an attractive gross rental yield of approximately 7.75%. With dual-living flexibility and strong rental demand in Clermont, this presents an excellent investment opportunity.

Contact Crystal of LJ Hooker Clermont today on 0400538553 or (07) 4983 1011 to arrange your inspection.

Disclaimer: Any furniture, furnishings, or personal belongings shown in marketing photographs are for display purposes only and are not included in the sale.

MORE DETAILS

Property ID	7KCHDA
Property Type	House
Including	Toilets (2)

Crystal Eseo 0400 538 553

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