



## Dakabin, 72 Surround Street

### ANOTHER QUALITY OFF MARKET SALE

DUAL-OCCUPANCY PROPERTY RETURNING \$800 PER WEEK/ NO BODY CORP FEES

This dual occupancy property produces a combined rental return of \$800 per week with scope to increase. This desirable property is located within a ten minute walk to the Dakabin train station, giving direct access to the Brisbane CBD, stopping via the USC, Petrie Campus.

Designed to maximize income, this outstanding duplex is the perfect addition to any astute investors property portfolio.

72A

- \* Three built in bedrooms with ceiling fans
- \* Open plan living and dining area with reverse air conditioning



**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**  
For Sale

**View**  
[ljhooker.com.au/26VPF39](http://ljhooker.com.au/26VPF39)

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**LJ Hooker Kallangur | Murrumba Downs**  
**(07) 3204 4666**

- \* Kitchen with Caesar stone benchtops and stainless steel appliances including dishwasher
- \* Two bathrooms with great sized shower and modern feature tiling
- \* Covered rear alfresco overlooking private, fully fenced rear yard
- \* Single lock up remote control garage

72B

- \* Two bedrooms - both with built in robes and ceiling fans
- \* Light filled open plan living and dining area with reverse air conditioning
- \* Quality kitchen with Caesar stone benchtops and stainless steel appliances including dishwasher & good cupboard space
- \* Single bathroom
- \* Private alfresco area
- \* Single lock up remote control garage, inclusive of internal laundry

Additional Information;

- \* 72a on lease until 16/6/25 at \$420 & 72b on lease until 28/7/25 at \$380
- \* Separate entry
- \* Full brick and colorbond construction with NBN availability
- \* No body corporate fees
- \* Short 5 minute drive to major shopping at Westfield, Costco and Ikea

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

## More About this Property

<b>Property ID</b>	26VPF39
<b>Property Type</b>	House
<b>Land Area</b>	375 m2
<b>Including</b>	Air Conditioning Toilets (3) Outdoor Entertaining Built-in-Robes Secure Parking

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.