



17 Beresford Crescent, Dysart

Investment Opportunity with Outstanding Outdoor Living!

" *3 Bedrooms | 2 Bathrooms | 2 Car Accommodation | 800m²**

- *Currently Returning \$1,955.36 Per Month!**

Offering an excellent combination of comfortable family living, generous outdoor space and established rental income, this well-presented property is an appealing opportunity for investors looking to secure a home in Dysart.

Positioned on an 800m² allotment, this lowset residence features three bedrooms, two bathrooms, a spacious living area and an updated kitchen. Beautiful polished timber floors flow throughout much of the home, adding warmth and character, while air-conditioning and ceiling fans provide year-round comfort.

The real standout is the **expansive covered outdoor entertaining area**. Extending across a substantial portion of the property, this impressive space provides exceptional versatility for entertaining, relaxing or enjoying Queensland's outdoor lifestyle. Complete with an outdoor bar and generous seating areas, it is a fantastic extension of

3 2 2

FOR SALE
\$265,000

VIEW
By Appointment

AGENTS

Stuart Higgins
0408 832 995
stuart.higgins@ljhooker.com.au

AGENCY

LJ Hooker Mackay Group
(07) 4962 3535

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.



the home's living space.

Outside, established gardens, mature shade trees and generous lawn areas create an inviting setting, while the substantial backyard offers additional space and practicality. A double carport, lock-up shed and additional garden shed further enhance the property's appeal.

Property Features

- Three bedrooms with air-conditioning and ceiling fans
- Two bathrooms for added convenience
- Spacious, comfortable living area with polished timber floors
- Updated kitchen with ample cabinetry and bench space
- Separate dining area adjoining the kitchen
- Outstanding covered outdoor entertaining area with built-in bar
- Double carport providing sheltered vehicle accommodation
- " Lock-up shed plus additional garden shed
- " Generous 800m² allotment
- Established gardens and mature shade trees
- Fully fenced backyard
- Convenient Dysart location

An Investment with Income Already in Place

- *Currently tenanted and returning \$1,955.36 per calendar month, equivalent to \$23,464.32 annually.**

With an established rental return, generous landholding and extensive outdoor facilities, this property offers investors an opportunity to add a distinctive residential asset to their portfolio.

Whether you're seeking an income-producing investment or a comfortable home with exceptional outdoor living potential, 17 Beresford Crescent deserves your attention.

MORE DETAILS

Property ID	FUTHUG
Property Type	House
Land Area	800 m2
Including	Toilets (2)

Stuart Higgins 0408 832 995

Real Estate Agent | stuart.higgins@ljhooker.com.au

LJ Hooker Mackay Group (07) 4962 3535

2/55 River Street, MACKAY QLD 4740

mackaygroup.ljhooker.com.au | mackaygroup@ljhooker.com.au



17 Beresford Crescent Dysart

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

