



309 Duthie Avenue, Frenchville

## Frenchville Gem with Side Access & Shed




Positioned in a quiet and sought after area in Frenchville, this exceptionally neat and well maintained high set home presents an outstanding opportunity for investors or future owner occupiers looking for space, functionality, and strong rental appeal.

From the moment you arrive, the property impresses with its immaculate presentation and thoughtful layout. The home offers three well sized bedrooms and a central bathroom, complemented by polished floors upstairs adding warmth and character throughout.

Upstairs features light filled living spaces with a practical flow, while downstairs reveals a versatile bonus area perfect for entertaining. This includes an additional room and a built in bar space, making it ideal for gatherings, a rumpus zone, or relaxed weekend living.

Key features include:

- 3 bedrooms, 1 bathroom
- 2 car garage accommodation
- Additional Colorbond shed at the rear of the property
- Side access to the shed
- Carport area for extra vehicle, trailer, or boat storage

3  1  3 

### FOR SALE

Offers Over \$689,000 Considered

### VIEW

Wed 27th May @ 12:00PM - 12:30PM

### AGENTS

Kandi Latimer  
0417 616 490  
kandi.latimer@ljhooker.com.au

Jade Carr  
0439 989 636  
jade.carr@ljhooker.com.au

### AGENCY

LJ Hooker Rockhampton  
(07) 4922 2122

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Covered rear patio area for outdoor entertaining
- Polished timber floors upstairs
- Extra downstairs entertaining room with built in bar
- Exceptionally well kept and tidy condition throughout

The outdoor space is equally impressive, with excellent accessibility and practical storage solutions, including the rear shed and side access. Whether you have multiple vehicles, a caravan, or need workshop space, this property is ready to accommodate.

Importantly, there is an excellent tenant currently in place, providing immediate rental return and making this a strong, low maintenance investment option.

Set in a quiet, established street, this property combines comfort, practicality, and location appeal. Whether you are looking to invest or move in and enjoy, this is a home that offers flexibility and long term value.

A solid opportunity in a great area, ready for the right buyer to secure. Call Kandi Latimer on 0417 616 490 or Jade Carr on 0439 989 636 for your inspection.

## MORE DETAILS

Property ID	7VDHVV
Property Type	House
Land Area	608 m2

### Kandi Latimer 0417 616 490

Sales Consultant | [kandi.latimer@ljhooker.com.au](mailto:kandi.latimer@ljhooker.com.au)

### Jade Carr 0439 989 636

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## 309 Duthie Avenue FRENCHVILLE

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: [www.open2view.com.au](http://www.open2view.com.au)

