



45 Warton Street, Gayndah

## Home with Granny Flat or Dual Income Investment !

Discover a standout investment opportunity in the heart of Gayndah, a picturesque country town in Queensland's North Burnett Region. Offering versatility, solid rental income, and lifestyle appeal, this property is perfect for savvy investors looking to maximise returns or for the extended family.

### Income Potential:

Home \$425 per week plus partly furnished self contained brick flat \$300- a combined \$725 rental return per week, this dual-living setup delivers reliable cash flow with future growth potential.

### Main Residence Features:

- Well-maintained 3-bedroom home
- beautiful timber floors , new aircon and wood burner heater in the Central lounge area of the home .
- great size kitchen inc ice marker fridge and large pantry
- Comfortable layout ideal for families or long-term tenants
- Spacious bedrooms with lovely sleep out or additional living area

### Self-Contained Granny Flat:

- Airconditioned open plan bedroom and living area with TV & unit
- Separate kitchen inc fridge and microwave, washing machine

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.

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### FOR SALE

Home + Granny Flat - \$610,000

### VIEW

By Appointment

### AGENTS

Edwina Randall

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### AGENCY

LJ Hooker Bundaberg

(07) 4131 8000



- dryer and storage cupboards
- " Individually metered for water and electricity —perfect for easy tenant management
- Ideal for dual income, extended family, or short-term stays

**Additional Property Highlights:**

- " 2 Bay shed with power—perfect for storage or workshop use
- Garden shed for tools and equipment
- Chook pen for those seeking a touch of country living
- Well grassed backyard plus outdoor entertaining area

**Location Benefits:**

Enjoy the peace of rural living while staying connected-just 1.45 hours to Kingaroy, Bundaberg, and Gympie.

This property offers the perfect blend of lifestyle and investment performance in a welcoming regional community.

Contact Listing Agent Edwina Randall on 0476 275 185 to register your interest.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

**MORE DETAILS**

Property ID	1UCCGTV
Property Type	House
Including	Toilets (3)

**Edwina Randall 0476 275 185**  
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