



45 Gehrke Road, Glenore Grove

Dual Living Investment Opportunity Close to Plainland

Calling all investors and extended families - this is a rare opportunity to secure a spacious dual-living property just 1.6km from Woolworths, Aldi, Bunnings and the Plainland shopping precinct.




Set on a generous 6,324sqm block, this property offers two separate dwellings, excellent rental returns and plenty of space for families, tenants or future lifestyle needs.

Main Residence

Built in approx.2023 by well-respected local builder Gilgunya Homes, the main home is a modern 261sqm residence designed for comfort, space and easy living.

Features include:

- 4 spacious bedrooms
- 2 modern bathrooms
- Dedicated study
- Separate media room
- Stylish kitchen with walk-in pantry
- Split system air conditioning in the master bedroom and main living area

6  3  7 

FOR SALE

Offers Over \$1,250,000

VIEW

By Appointment

AGENTS

Janette Lewis
0407 144 403
jlewis@ljhplainland.com.au

AGENCY

LJ Hooker Plainland | Laidley
(07) 5411 4960

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.



Built-in robes
Security screens on all doors and windows
Internal laundry with bench space and storage
Double garage with panel lift door
Colorbond roof

The main home is currently leased at \$700 per week until November 2026, offering immediate income with a quality tenant in place.

Granny Flat

Positioned at the rear of the property, the granny flat is a charming 2 bedroom character home with 9ft ceilings, concrete stumps and polished timber floors.

Features include:

2 bedrooms with built-in robes
Modern kitchen
Air conditioning
Internal laundry
Fully screened sunroom
Second toilet downstairs
Polished timber floors
Rainwater tank
Two 3 bay sheds with power

The granny flat is currently leased at \$600 per week until 8 February 2027.

With a combined rental return of \$1,300 per week, this property offers an outstanding opportunity for investors, extended families or buyers looking for flexibility close to Plainland.

Please contact Janette Lewis on 0407 144 403 at LJ Hooker Plainland to arrange a viewing.

Please note: 48 hours' notice is required for tenants. Photos were taken prior to tenants occupying the property.

MORE DETAILS

Property ID	HH6HBC
Property Type	House
Land Area	6324 m2

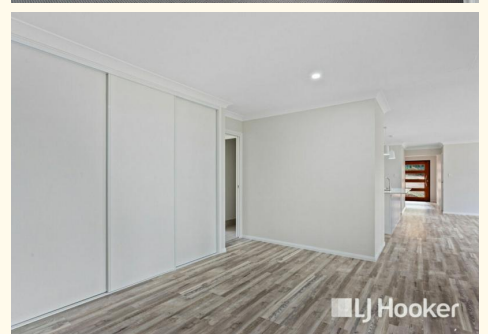
Janette Lewis 0407 144 403

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