







19 Alison Drive, Kalkie

ONE PROPERTY. TWO RESIDENCES. THREE GREAT OPTIONS.

If you're looking to grow your investment portfolio, accommodate extended family in the future, or simply find your next home with the potential to earn an additional income, then look no further.

This is a rare opportunity to secure a genuine modern duplex in Bundaberg's growth corridor, offering two completely separate residences designed for privacy, practicality and flexibility. Built in 2016, each side enjoys its own kitchen, living areas, outdoor entertaining space, fully fenced yard and lock-up garage, creating an ideal setup for dual rental income, extended family living or the opportunity to live in one while earning an income from the other.

What really sets this property apart is the choice it gives you, both now and into the future.

1. EARN INCOME FROM DAY ONE
Purchase as an investment and benefit from an existing income stream from day one.

6 3 4

FOR SALE
$865,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

2. EXTENDED FAMILY LIVING IN THE FUTURE
Once the existing lease arrangements come to an end, the two separate residences create an ideal setup for parents, grandparents, adult children or extended family. Live close together while still maintaining your own space and independence.

3. LIVE IN ONE —RENT THE OTHER
Make one side your home and continue renting the other, providing an ongoing income stream that can help offset the costs of home ownership.

Located in Kalkie, you are only minutes from the Bundaberg CBD, schools and shopping, while the beautiful beaches and coastal lifestyle of Bargara are only a short drive away.

AT A GLANCE:
- Bedrooms: 6
- Bathrooms: 3
- Garages: 4
- Year Built: 2016
- Block Size: 961m2

RATES:
- Approx. $3,200 per half year + water

OCCUPANCY:
- Unit A: Currently tenanted at $485 Per Week until September 2027
- Unit B: Currently tenanted at $550 Per Week until January 2027 - New lease signed with increase to $600pw from January

RENTAL APPRAISAL:
- Unit A: $480 - $500 Per Week
- Unit B: $620 - $650 Per Week

UNIT 1 KEY FEATURES:
- 4 bedrooms with carpet flooring and ceiling fans
- Master bedroom with walk-in wardrobe and ensuite
- Large open-plan kitchen, living and dining area
- Modern kitchen with electric oven, ceramic cooktop and dishwasher
- Main bathroom with separate toilet
- Air conditioning
- Undercover outdoor entertaining area
- Fully fenced private backyard
- Single attached garage with electric roller door and internal access

UNIT 2 KEY FEATURES:
- 2 bedrooms with built-in wardrobes, carpet flooring and ceiling fans
- Modern kitchen with electric oven, ceramic cooktop and dishwasher
- Open-plan kitchen, living and dining area
- Air conditioning
- Undercover outdoor entertaining area
- Fully fenced private backyard
- Single attached garage with electric roller door and internal access

Contact Exclusive Agent Jonathon Olsen on 0409 534 533 for further information or to arrange your private inspection.

LOCATION HIGHLIGHTS (APPROX.):
- Bundaberg CBD: 4.6km
- Bundaberg Base Hospital: 5.7km
- Bargara: 9.7km
- St Luke's Anglican School: 2.3km
- Kalkie State School: 3.0km

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- Hinkler Central Shopping Centre: 4.9km

Disclaimer: The properties are currently tenanted. Photographs were taken in August 2026 and have been digitally edited to remove tenants' personal belongings.

Disclaimer: LJ Hooker has been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warranties 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 undertaking their own independent enquiries to determine whether the information is accurate.











MORE DETAILS

Property ID	1USYGTV
Property Type	DuplexSemi-detached
Land Area	961 m2

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