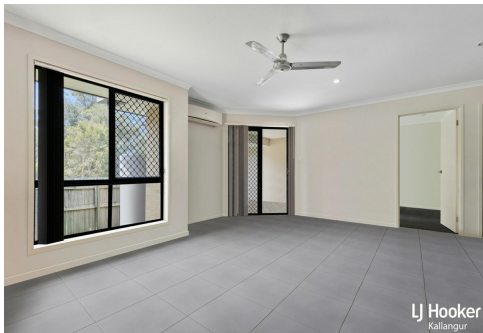




Boundary lines are approximate and for illustration purposes only



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Kallangur, 37 Birchgrove Crescent

DUPLEX STYLE RETURNING \$880 PER WEEK

What a fantastic investment! Currently returning a total of \$880 per week to two reliable long term tenants this property offers low maintenance, tax depreciation advantages (the building is only 12 years old) and fantastic cash flow. There is no body corporate!

Tenancy 1 - 3 bedroom dwelling with one bathroom. Rented at \$500 per week

Tenancy 2 - 1 bedroom dwelling with one bathroom. Rented at \$380 per week

The property has stone benchtops, security screens, ceiling fans, air conditioning and great patios. Situated in a quiet spot the train station, schools, parks and shops are very close by.

**The property is not and cannot be subdivided into two lots.



For Sale
Inviting Offers

View
ljhooker.com.au/26G4F39

Contact
Simon Booker
0403 340 240
sbooker@ljh-kallangur.com.au

Liam Booker
0403 340 246
lbooker@ljh-kallangur.com.au



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LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

More About this Property

Property ID	26G4F39
Property Type	House
Land Area	395 m ²
Including	Air Conditioning Dishwasher Built-in-Robes Water Tank

Simon Booker 0403 340 240

Salesperson | sbooker@ljh-kallangur.com.au

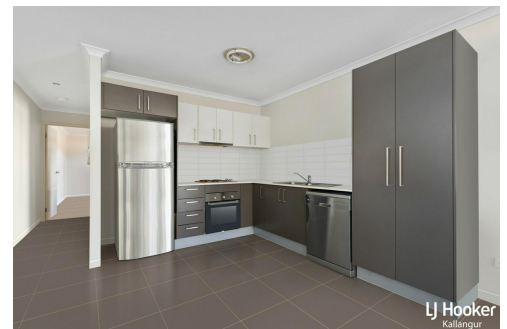
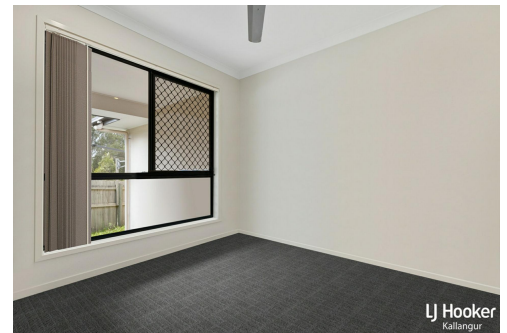
Liam Booker 0403 340 246

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