

LJ Hooker
Kallangur



LJ Hooker
Kallangur



LJ Hooker
Kallangur



LJ Hooker
Kallangur

Kallangur, 73 Duffield Road

UNDER CONTRACT

Sitting on 643m² this 'dual occupancy' property is on a level block of land and is neatly presented. It's in a fantastic location close to all amenities including transport and schools and shops. Woolworths supermarket and Kallangur Tavern are just steps away. The train station is within a short stroll.

Unit 1 - 2 bedroom with one bathroom. Rental appraisal \$430 per week.

Unit 2 - 1 bedroom with one bathroom. Rental appraisal \$350 per week.

The total (realistic) rental appraisal for the property is \$780 per week.

- * Full brick exterior
- * Metal roof
- * New ceiling fans
- * Updated vanities
- * Security screens



Disclaimer: 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.

3

2

2

For Sale
INVITING OFFERS

View
By Appointment

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

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

**LJ Hooker Kallangur | Murrumba
Downs**
(07) 3204 4666

- * Electric hot water systems
 - * Two clothes lines
 - * Fully fenced
 - * Decent size yard
 - * Garden shed
 - * Two small patios (one for each unit)
- ***** There will be a new shower screen installed in the two bedroom dwelling.

INVITING OFFERS - OFFERS CLOSE - 7 August, 2025

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"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	27AQF39
Property Type	House
Land Area	643 m2
Including	Toilets (2) Built-in-Robes Fully Fenced

Simon Booker 0403 340 240

Salesperson | sbooker@ljh-kallangur.com.au

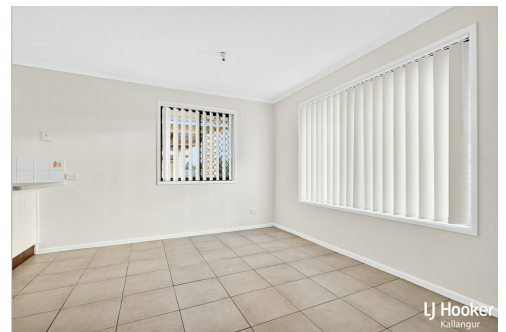
Liam Booker 0403 340 246

Salesperson | lbooker@ljh-kallangur.com.au

LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666

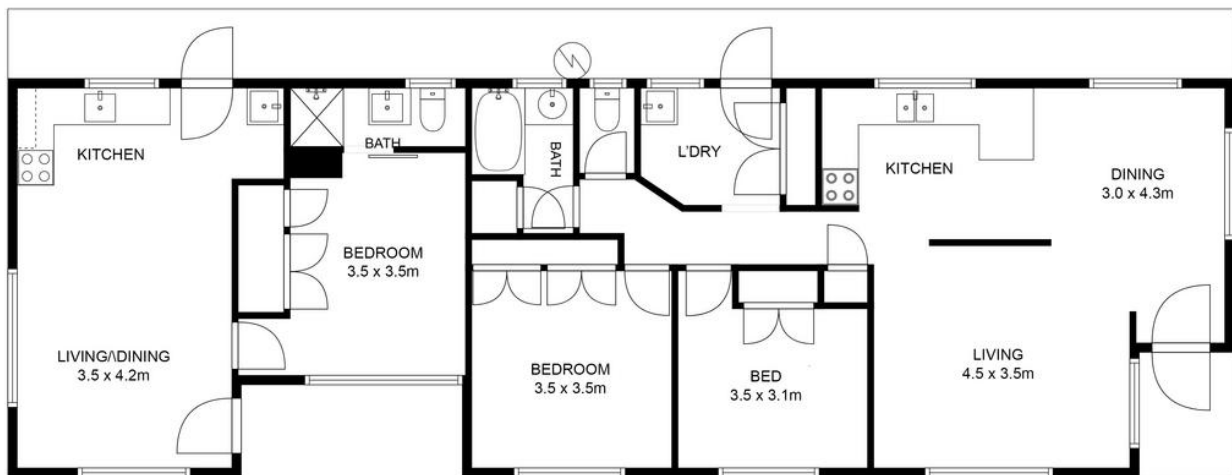
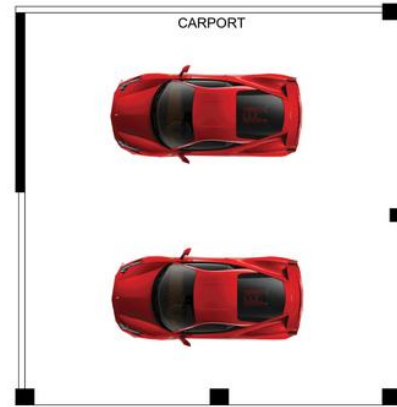
1427 Anzac Avenue, KALLANGUR QLD 4503

kallangurmurrumbadowns.ljhooker.com.au | LJHooker@LJH-Kallangur.com.au



Disclaimer: 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.

LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.