







277 Carlton Street, Kawana

Investment Opportunity Just Minutes from CQ University

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Positioned in an incredibly convenient location, this low maintenance 3 bedroom home presents a strong investment opportunity with an existing tenancy already in place until June 2027.

The standout here is location. Situated just a short walk from Central Queensland University, the property is ideally positioned for university students, staff and tenants wanting easy access to one of Rockhampton's major education precincts. Major schools and everyday conveniences are also close by, adding further appeal from a rental perspective.

The home has already benefited from several key updates in recent years, including new flooring throughout, a renovated kitchen and an updated bathroom, meaning there is very little for an investor to do.

With three bedrooms, one bathroom and accommodation for up to three vehicles, the property offers practical living with strong tenant appeal.

3 1 2

FOR SALE
$595,000

VIEW
By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

Property Highlights

· Three bedrooms
· One bathroom
· Three-car accommodation
· Tenanted until June 2027
· Excellent investment opportunity
· Approximately two-minute walk to Central Queensland University
· Close to major schools
· Updated kitchen
· Updated bathroom
· Newer flooring throughout
· Low-maintenance investment
· Nothing major to do, simply collect the rental return

For investors looking for a well positioned property with an established tenancy and strong proximity to education and major amenities, 277 Carlton Street is one worth considering.

Contact Kandi Latimer on 0417616490 or Jade Carr 0439989636 at LJ Hooker Rockhampton for further information.







MORE DETAILS

Property ID	80AHVW
Property Type	House
Land Area	688 m2

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