



44 Avoca Street, Kingaroy

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Investment Opportunity

FOR SALE

Please Call

AGENTS

Clem Smith
0419 642 209
clem@ljhkingaroy.com.au

AGENCY

LJ Hooker South Burnett
(07) 4162 1620

Positioned within the Medium Density Residential precinct, this well-located property sits on a generous 1,351 sqm corner allotment and already returns \$650 per week, making it an attractive long-term investment opportunity. With its favourable zoning, prominent position, and large land size, there may be potential for future redevelopment, subject to Council approval. Conveniently located within approximately 500 metres of Kingaroy State High School, Kingaroy State School, Kingaroy Shopping world and the CBD, the property is ideally placed to ensure ongoing strong tenant demand.

The solid home offers five bedrooms, an eat-in kitchen, separate lounge, family bathroom, and a second shower and toilet located in the laundry. The lounge and bedrooms are fitted with ceiling fans, while the kitchen area and main bedroom are air-conditioned for added comfort.

Outside, the property is fully fenced and includes a timber garage, with the corner position providing excellent access and future flexibility.

Minimum 48 hours notice required for inspections.

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.

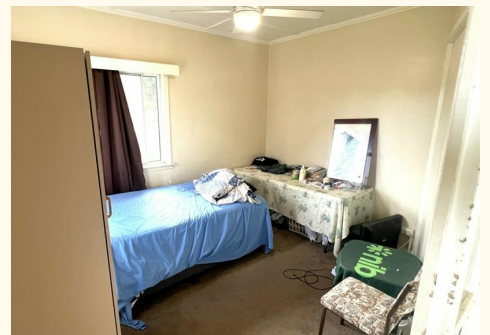
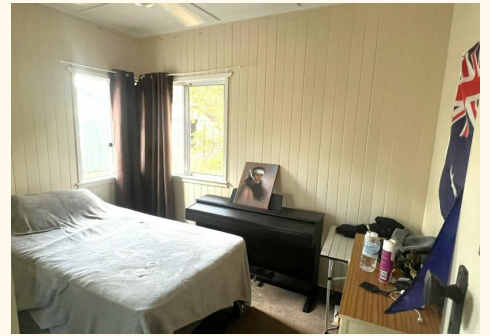
 **LJ Hooker**

MORE DETAILS

Property ID 7RADH6K
Property Type House
Land Area 1351 m2
Including Toilets (2)

Clem Smith 0419 642 209
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