






31 Amersham Street, Kippa-Ring

5  2  2 

## Dual-Income Opportunity in the Heart of Kippa-Ring!

Introducing an incredible opportunity for families or savvy investors alike - this well-presented property in the heart of Kippa-Ring offers not one, but two separate dwellings on one title, providing the perfect blend of comfort, flexibility, and solid returns.

The main residence is a spacious family home designed for everyday living, featuring multiple bedrooms, a generous living area, a functional kitchen, and a well-appointed bathroom. With plenty of natural light and a welcoming layout, it offers a comfortable lifestyle for tenants or owner-occupiers.

At the rear of the property sits the fully self-contained granny flat, complete with its own kitchen, living space, bedroom, and bathroom. Ideal for extended family, guests, or as an additional rental income stream, this second dwelling provides excellent versatility and privacy.

Currently, both the main home and the granny flat are tenanted, generating dual rental income - making this an exceptional investment opportunity with immediate returns. Whether you're looking to expand your property portfolio, secure a high-yield investment, or move in and rent out the secondary dwelling, the potential here is unmatched.

**FOR SALE**

For Sale

**AGENTS**

Danny Mailer

0439 710 862

[danny@ljhookerredcliffe.com.au](mailto:danny@ljhookerredcliffe.com.au)

Ellen Sommerlad

0401 545 155

[esommerlad.redcliffe@ljh.com.au](mailto:esommerlad.redcliffe@ljh.com.au)

**AGENCY**

LJ Hooker Redcliffe

(07) 3897 5000

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**

Perfectly positioned in a prime Kippa-Ring location, you're just minutes from local schools, shopping centres, public transport, and the waterfront. With easy access to the Redcliffe Peninsula and major amenities, this address combines lifestyle convenience with long-term growth potential.

Opportunities like this are rare - a family home with a granny flat and two secure tenancies already in place!

Don't miss your chance to secure this dual-income gem in one of the Peninsula's most sought-after suburbs. Contact us today to arrange your inspection.

## MORE DETAILS

Property ID	20A4GWZ
Property Type	House
Land Area	608 m2

### Danny Mailer 0439 710 862

Principal | [danny@ljhookerredcliffe.com.au](mailto:danny@ljhookerredcliffe.com.au)

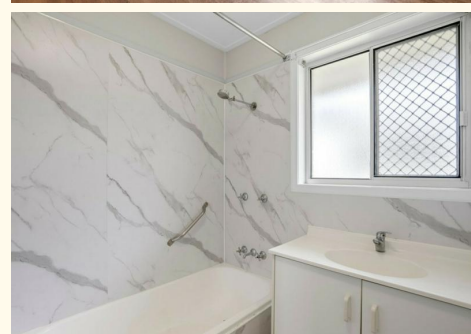
### Ellen Sommerlad 0401 545 155

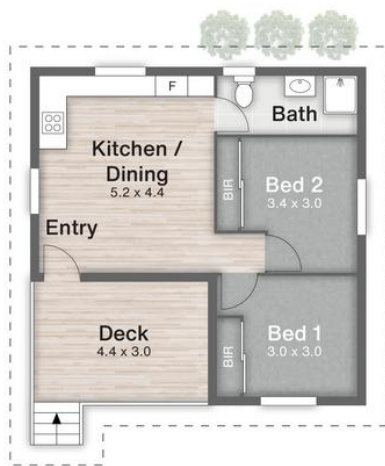
| [esommerlad.redcliffe@ljh.com.au](mailto:esommerlad.redcliffe@ljh.com.au)

### LJ Hooker Redcliffe (07) 3897 5000

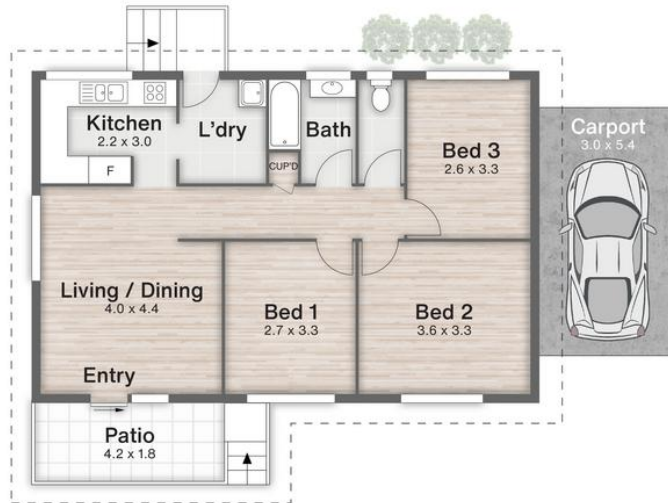
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UNIT 2



UNIT 1



31 Amersham Street **KIPPA-RING**

5 | 2 | 1 | 127m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.