



472 Anzac Avenue, Kippa-Ring

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

Positioned in the heart of ever-popular Kippa-Ring, this outstanding dual-income property presents a fantastic opportunity for savvy investors or buyers seeking flexibility and future potential.

The home is thoughtfully configured to include a self-contained granny flat, currently accommodating two tenants and providing an immediate dual-income stream. Whether you're looking to strengthen your investment portfolio or secure a property that offers long-term versatility, this setup delivers both convenience and strong returns from day one.

Located just moments from local shops, schools, and everyday amenities, the property offers excellent lifestyle appeal for tenants, ensuring ongoing demand and low vacancy rates. The central location also provides easy access to transport links and major services, making it a highly attractive option in a tightly held suburb.

With its dual-living layout, reliable rental income of approx \$1,100 per week, and prime Kippa-Ring position, this property is a standout opportunity for investors seeking solid cash flow or owner-occupiers wanting the benefit of additional income. Opportunities like this are

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**FOR SALE**  
\$1,200,000

### AGENTS

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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**

increasingly rare-don't miss your chance to secure a versatile property in a thriving location.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 20C8GWZ   |
| Property Type | House   |
| Including     | Air Conditioning<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Liveability |

**Danny Mailer 0439 710 862**

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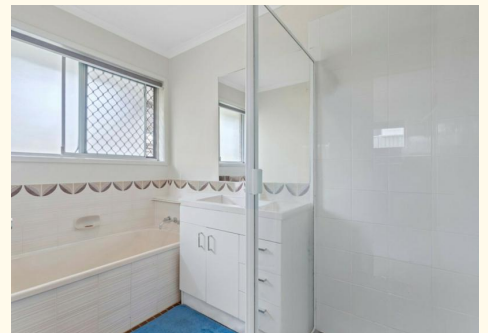
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GRANNY FLAT



472 Anzac Avenue KIPPA-RING

6 | 2 | 2 | 199m<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.

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