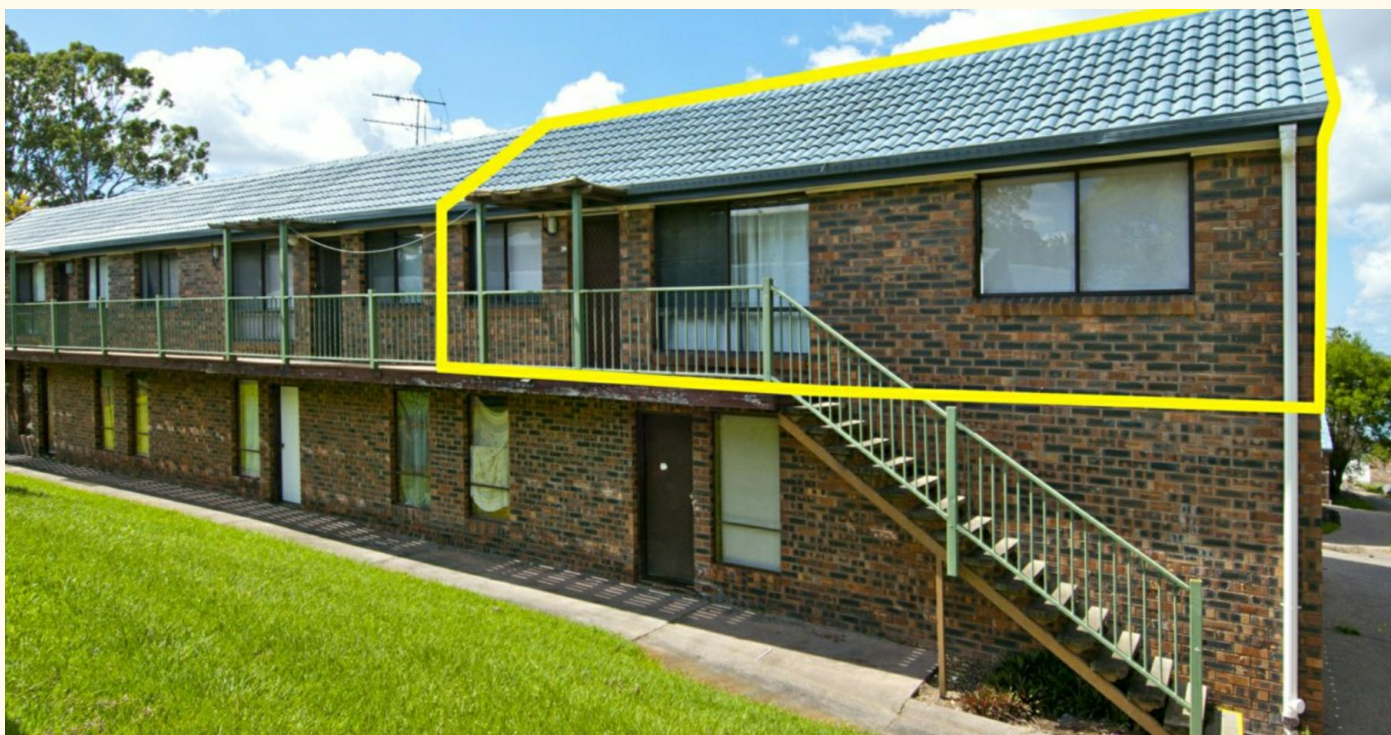




34/17-25 Linning Street, Mount Warren Park

AFFORDABLE 3-BEDROOM OPPORTUNITY IN MOUNT WARREN PARK

Looking for an affordable entry into the property market or a low-maintenance investment with a secure tenancy already in place?

Welcome to 34/17-25 Linning Street, Mount Warren Park - a well-positioned three-bedroom unit offering a practical layout, elevated position and the added benefit of fantastic complex facilities including a swimming pool and tennis court.

Currently managed by LJ Hooker Property Collective and tenanted at \$500 per week until 31 May 2027, the property offers immediate rental income for investors, while also presenting an opportunity for buyers planning ahead for a future home.

INSIDE

- Open-plan living & dining - Tiled throughout for easy care, with a ceiling fan and plenty of natural light.
- Functional kitchen - Electric stove and plenty of cupboard space for everyday practicality.

3 1 1

FOR SALE

Offer Over \$499,000

VIEW

Sat 3rd Oct @ 12:30PM - 1:00PM

AGENTS

Adam Randell

0409 692 338

Adam.randell@ljhcollective.com.au

AGENCY

LJ Hooker Property Collective

(07) 3807 7900

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.



- Three good-sized bedrooms - All carpeted and fitted with ceiling fans.
- Bathroom - Shower over bath, vanity and toilet.
- Elevated balcony entry - Positioned to capture the breeze and provide a welcoming entrance to the home.

MORE TO ENJOY

- Separate single lock-up garage with roller door.
- Swimming pool & tennis court within the complex - Enjoy the facilities without the maintenance of having them in your own backyard.
- Low-maintenance living - Ideal for buyers wanting something easy to manage.
- Currently returning \$500 per week with a fixed-term tenancy through to 31 May 2027.

CONVENIENT MOUNT WARREN PARK LOCATION

Enjoy easy access to the conveniences of Beenleigh and Mount Warren Park, with shopping, public transport, schools, sporting facilities and parks all within easy reach.

The M1 is only minutes away, providing straightforward access north towards Brisbane or south towards the Gold Coast.

Whether you're looking to secure an investment with income already in place or planning ahead for your future, 34/17-25 Linning Street offers an affordable opportunity in a convenient location.

Contact us today for further information or to arrange an inspection.

MORE DETAILS

Property ID	1XZYGRF
Property Type	Unit
Land Area	85 m2

Adam Randell 0409 692 338

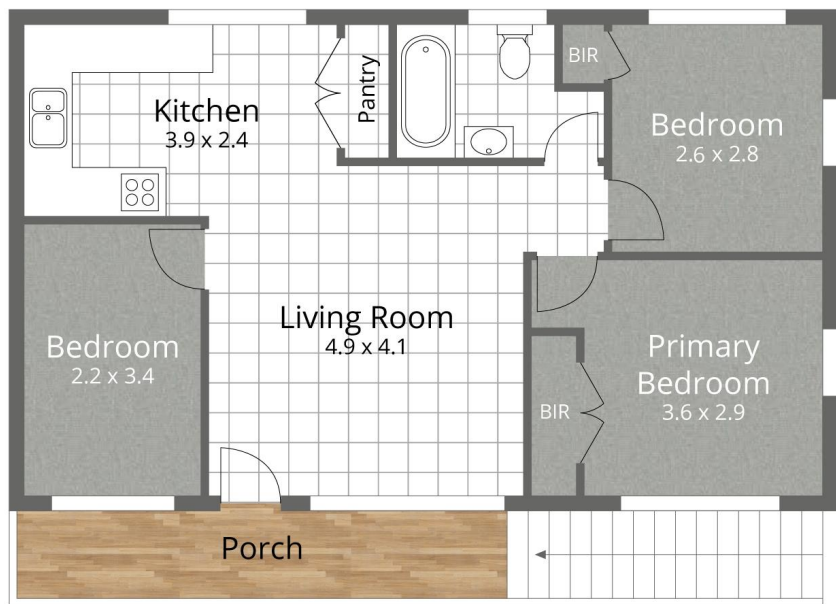
Sales & Marketing Agent | Adam.randell@ljhcollective.com.au

LJ Hooker Property Collective (07) 3807 7900

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34/17 LINNING STREET, MOUNT WARREN PARK

			62 m ² Internal	69 m ² Total
3	1	1	7 m ² External	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.