

203 Campbell Lane, Rockhampton City




203 Campbell Lane, Rockhampton | Dual Title Opportunity with Long-Term Tenants in Place

Offers Over \$499,000 Considered

203 Campbell Lane, Rockhampton presents an outstanding opportunity for the savvy investor seeking immediate returns, future potential and long-term security. Positioned on two titles with additional vacant space offering scope for a granny flat or further accommodation/storage, this is a property packed with possibilities.

Neat, tidy and well-maintained throughout, the highset home is currently tenanted to long-term occupants through to February 2027, providing instant income and peace of mind from day one. Returning \$445 per week, the numbers make strong sense for investors looking to expand their portfolio.

Inside, the home offers a practical and comfortable layout with open-plan living, dining and kitchen spaces designed for easy everyday living. Freshly painted throughout and fully air-conditioned, the

3  1  2 

FOR SALE

Offers Over \$499,000 Considered

VIEW

Sat 20th Jun @ 10:00AM - 10:30AM

AGENTS

Eryn Carter
0439 758 139
eryn.carter@ljhooker.com.au

AGENCY

LJ Hooker Rockhampton
(07) 4922 2122

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**

property is move-in ready while remaining low-maintenance for both owners and tenants alike.

Comprising three bedrooms and one bathroom, the home sits securely on steel posts and offers two-car off-street, secure accommodation. Outdoors, the property is fully fenced, providing privacy, security and additional usability for families or tenants with pets.

The real standout here is flexibility and future upside. With two titles already in place and additional vacant space available, there is exciting potential to further enhance the property with a granny flat or additional accommodation/storage options, adding even greater value and return over time.

Property Highlights:

Offers Over \$499,000 considered

- 3 bedrooms, 1 bathroom
- Highset home on steel posts
- Two separate titles
- Additional vacant space with potential
- Long-term tenants in place until February 2027
- Currently returning \$445 per week
- Open-plan living, dining & kitchen
- Fully air-conditioned throughout
- Freshly painted interiors
- 2-car accommodation
- Fully fenced allotment
- Excellent investment opportunity with future upside

If you're looking to expand your investment portfolio or secure a property with development potential and immediate rental return, 203 Campbell Lane is an opportunity not to be missed.

Contact the team today to arrange your inspection.

Carl Carter 0418 588 693 | Eryn Carter 0439 758 139

MORE DETAILS

Property ID	7VWHVW
Property Type	House
Land Area	577 m2

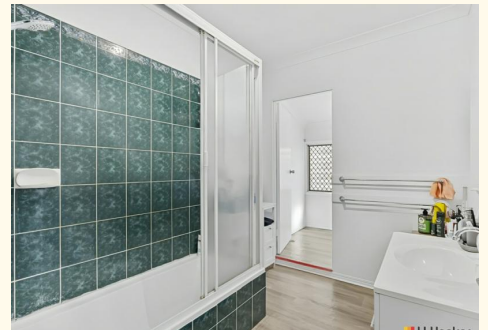
Eryn Carter 0439 758 139

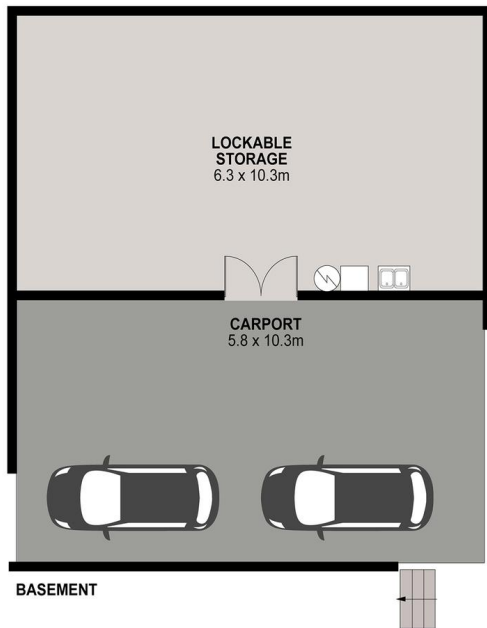
Sales Consultant | eryn.carter@ljhooker.com.au

LJ Hooker Rockhampton (07) 4922 2122

222 Bolsover Street, ROCKHAMPTON QLD 4700

rockhampton.ljhooker.com.au | rockhampton@ljhooker.com.au





 LJ Hooker

- 
-  3
-  1
-  2

203 Campbell Lane ROCKHAMPTON CITY

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.open2view.com.au

