






Sold

1 & 2 / 2 Arthur Street, Roma

4  2  2 

## Dual Income, Double the Appeal

Welcome to a savvy investor's dream &mdash; two self-contained duplex units sitting side by side on one title, each offering comfortable living and consistent rental potential in the heart of Roma.

Both units mirror each other beautifully, each featuring two well sized bedrooms and a well-appointed bathroom. Whether you are building a portfolio or stepping into the property market for the first time, this is the kind of opportunity that rarely stays available for long.

Each unit comes equipped with reverse cycle air-conditioning, keeping tenants comfortable through those scorching Maranoa summers and surprisingly crisp winter mornings. The practical layouts flow naturally from living spaces through to private laundry areas, while dedicated storage zones at the rear ensure everyday clutter stays out of sight and out of mind. Both units enjoy their own securely fenced rear yards &mdash; perfect for tenants who appreciate a little outdoor breathing room without the burden of high-maintenance gardens.

Side carports provide convenient vehicle shelter, adding another layer of everyday livability that tenants genuinely value. The location is equally impressive, with Woolworths and essential amenities sitting just a short drive away along the main street precinct, making daily

**FOR SALE**

Please Call

**AGENTS**

Melanie O'Brien

0458 221 222

[realestate.roma@ljhooker.com.au](mailto:realestate.roma@ljhooker.com.au)

**AGENCY**

LJ Hooker Roma

(07) 4622 1222

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**

errands effortless for residents.

Roma continues to thrive as a regional hub with strong demand for quality rental accommodation, and this property is perfectly positioned to capitalise on that momentum.

Opportunities like this tend to attract attention quickly, so do yourself a favour and arrange your inspection before someone else snaps up this brilliant dual-income gem.

## **MORE DETAILS**

Property ID	C44HG2
Property Type	BlockOfUnits
Land Area	966 m2
Including	Toilets (2)

### **Melanie O'Brien 0458 221 222**

Real Estate Sales | [realestate.roma@ljhooker.com.au](mailto:realestate.roma@ljhooker.com.au)

### **LJ Hooker Roma (07) 4622 1222**

74 McDowall Street, ROMA QLD 4455  
[roma.ljhooker.com.au](http://roma.ljhooker.com.au) | [roma@ljhooker.com.au](mailto:roma@ljhooker.com.au)