



25 Kelliher Street, Rothwell

Dual Living or Dual Income !

Currently returning \$58,000 pa over two properties and two separate tenancies

Offering comfort, functionality, and exceptional versatility, this well-presented property presents a fantastic opportunity for families, investors, or those seeking extra space.

The main residence features three generously sized bedrooms, all complete with ceiling fans and soft carpeting, while the master bedroom includes a double built-in robe. The spacious living and dining area is designed for comfortable everyday living, boasting floating timber floors and air-conditioning for year-round comfort.

The modern kitchen is well-appointed with sleek finishes, ample storage, and quality stainless-steel appliances, including an electric cooktop and oven. Servicing the home is a practical family bathroom featuring a shower over bath and a separate toilet, while the spacious internal laundry adds further convenience.

Outside, the fully fenced yard provides a secure environment for children and pets, with vehicle accommodation including a single lock-up garage and an additional covered carport. A dedicated storage room adjoining the garage offers valuable extra storage space and

5 2 3

FOR SALE

\$1,100,000+

VIEW

By Appointment

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



serves as an excellent alternative to a garden shed.

Adding further appeal to the property is the granny flat positioned at the rear of the block. Whether utilised as guest accommodation, a teenager's retreat, a home office, hobby space, or simply as additional room for the family, this versatile addition provides flexibility to suit a range of lifestyles.

Combining modern comforts, practical features, and a versatile granny flat, this is a property that offers outstanding value and plenty of possibilities for its next owner.

MORE DETAILS

Property ID	20KFGWZ
Property Type	House
Land Area	550 m2

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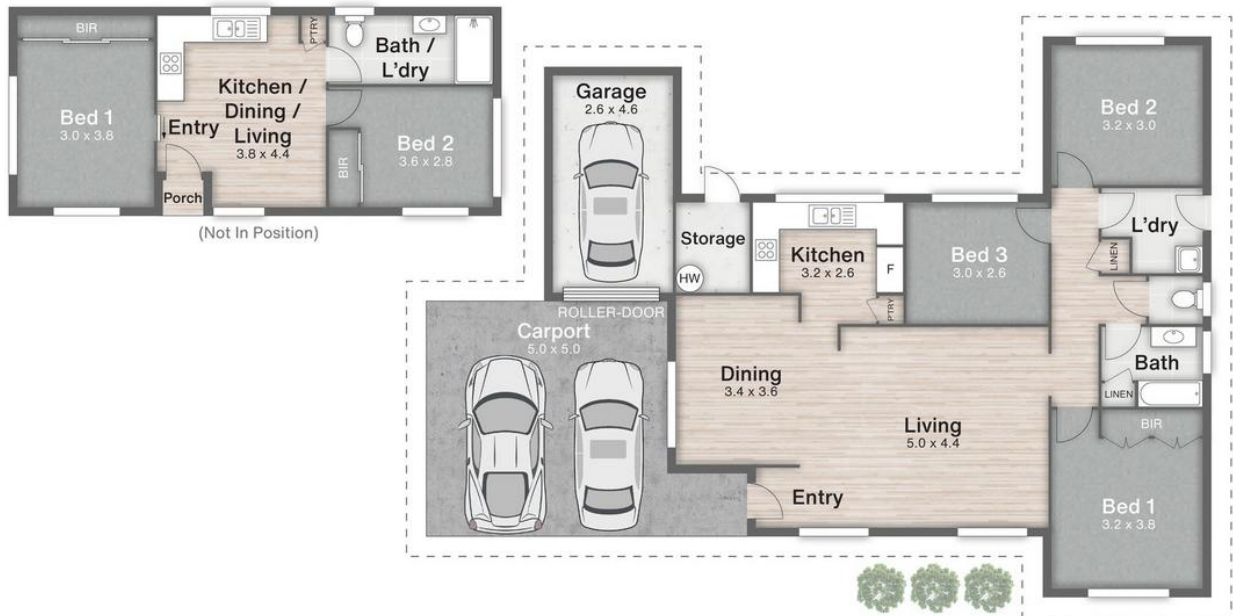
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25 Kelliher Street **ROTHWELL**

LJ Hooker

5 | 2 | 3 | 140m²

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