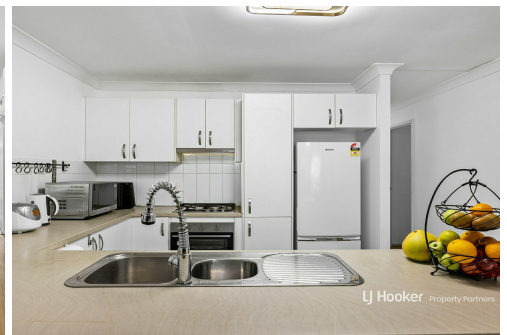
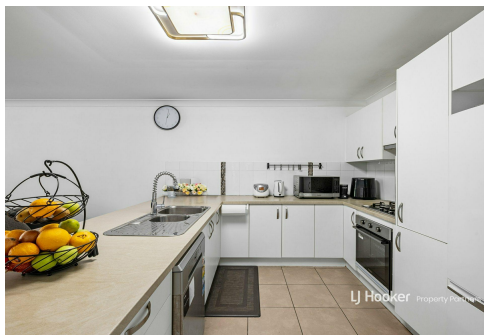




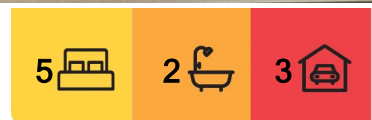
Sumner, 8 Clydesdale Place

SOLD BY ANA WANG

Positioned alongside a grassy expanse at the gateway to a quiet cul-de-sac, resulting in neighbours on 2 sides only, this 780m2 block is home to two single-level duplexes with a combined rental return of just over \$1000 a week.

Highlights:

- 2 lowset duplexes, rented separately
- 8a offers 3 beds, 1 bathroom, 2 car garage - rented for \$630/week until 05/03/2025
- 8b offers 2 beds, 1 bathroom, 1 undercover carport - rented for \$460/week until 14/01/2026
- Walk to a leafy local playground and nearby Sumners Road to hail buses around town
- Middle Park State School (3 min drive), Mt Ommaney Centre (6), Centenary State High (9)



For Sale
Please Call

View
ljhooker.com.au/B28WF4R

Contact
Ana Wang
0426 667 789
anawang@ljhsbh.com.au



Disclaimer: 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 Partners
07 3344 0288

Many say the west is best, and this serene spot inside Sumner, only minutes onto the M5 (Centenary Highway) into the CBD and the northside, will appeal to first-time buyers and investors looking for stress-free income.

As ready to reside in as rent out, both duplexes offer carpeted living/dining and sleeping areas, tiled kitchens with gas cookers, and neat bathrooms - plus covered parking for 3 vehicles.

One has a lounge that opens through a screened slider onto a timber decked verandah, while the other has more of a galley-style kitchen with a dishwasher beside its fan-cooled lounge. There are ceiling fans in some bedrooms along with sliding windows screened windows for fly-free fresh air!

A short walk from here might have you spotting a friendly wallaby in nearby Spine Street Park, and 7 on foot will get you to Sumners Road with regular bus service to get you wherever you need to go. Equally, it's only a short drive onto the M5 for city commutes, zoned schools, and all the shopping at lively Mt Ommaney Centre on the other side of Jamboree Heights.

Secure this and have 2 rent-ready money earners on your books or live in one and rent the other!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 60 625 175 849 / 21 107 068 020

More About this Property

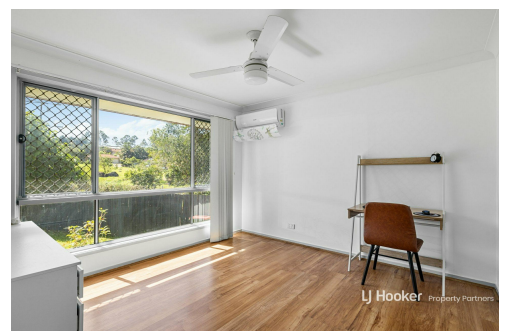
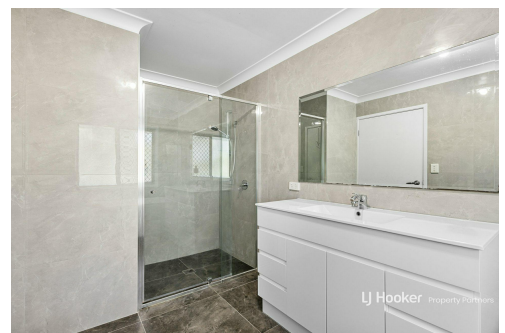
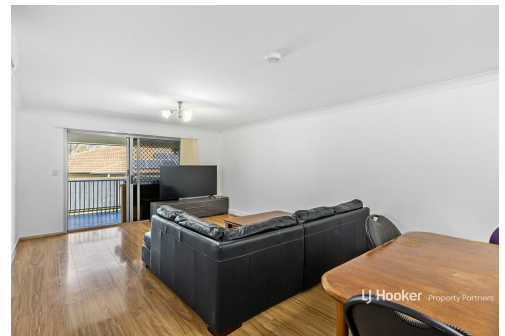
Property ID	B28WF4R
Property Type	House
Land Area	780 m ²
Including	Study Air Conditioning Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Ana Wang 0426 667 789
Agent with Zora Liu | anawang@ljhsbh.com.au

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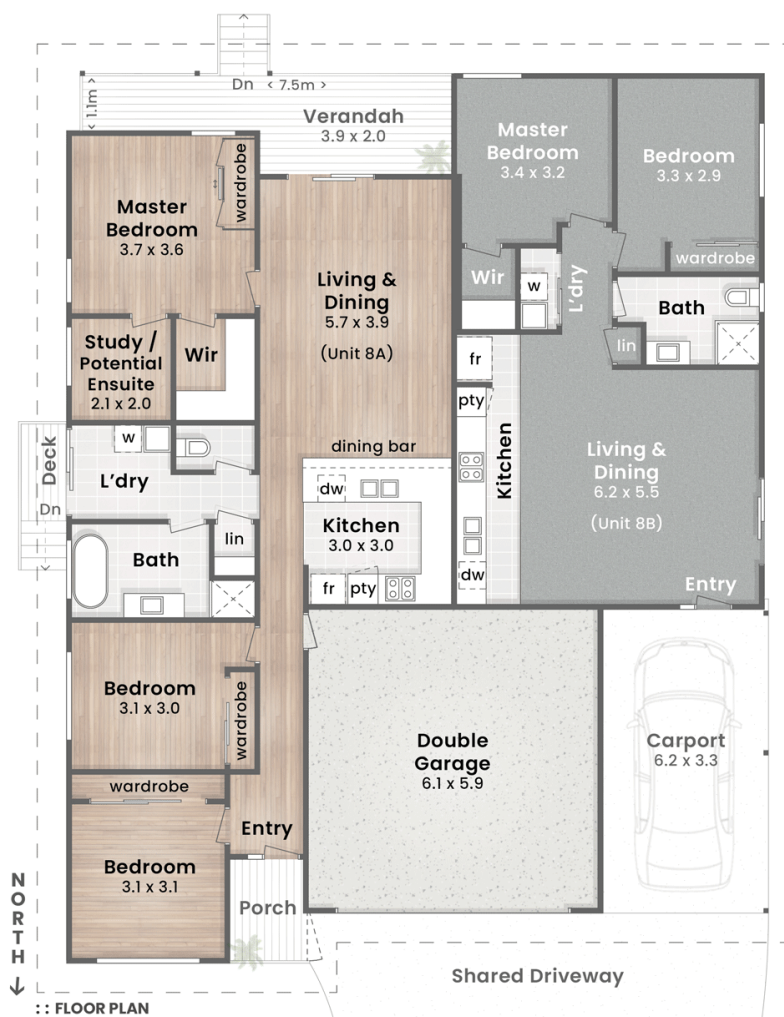
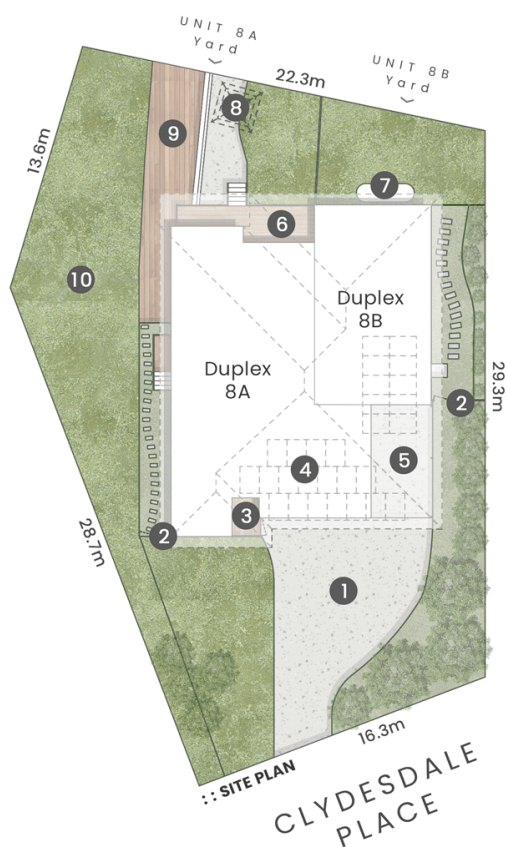
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LEGEND

1. Shared Driveway | 2. Side Gate Access
3. Entry Porch (Unit 8A) | 4. PV Solar Panels
5. Carport (Unit 8B) | 6. Verandah (Unit 8A)
7. Water Tank (Unit 8B) | 8. Hills Hoist (Unit 8A)
9. Open-Air Deck (Unit 8A) | 10. Lawn (Unit 8A)



8 Clydesdale Place SUMNER

780m²

UNIT 8A

3 Bed Internal 143m²
1 Bath Porch, Deck &
2 Car Verandah 17m²

UNIT 8B

2 Bed Internal 69m²
1 Bath Carport 21m²
1 Car

COMBINED TOTAL

5 Bed Unit 8A Total 160m²
2 Bath Unit 8B Total 90m²
3 Car Total 250m²

pdc.

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