



86 Takalvan Street, Svensson Heights

## DOUBLE THE RETURNS — DUAL LIVING INVESTMENT IN A PRIME LOCATION

Positioned in a convenient and highly sought-after location, 86 Takalvan Street, Svensson Heights presents an outstanding opportunity for investors seeking immediate rental income and long-term growth. Offering two self-contained units, each with 2 bedrooms, 1 bathroom, and 1 car accommodation, this solid brick property delivers the perfect combination of low-maintenance living and dual-income potential.

Both units have been thoughtfully designed with practical layouts, featuring spacious open-plan living and dining areas, functional kitchens with ample storage, comfortable bedrooms with ceiling fans, and well-appointed bathrooms. Air-conditioned living spaces ensure year-round comfort, while the private outdoor areas provide tenants with additional space to relax and enjoy.

The property sits on a generous allotment with separate access and plenty of off-street parking, making it an attractive option for long-term tenants. Whether you're expanding your investment portfolio or looking for a property with excellent rental appeal, this duplex offers

4 2 2

**FOR SALE**  
SUBMIT ALL OFFERS

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Bundaberg  
(07) 4131 8000

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flexibility, convenience, and strong income potential.

Located just minutes from schools, shopping centres, medical facilities, and Bundaberg's CBD, this is an investment that combines lifestyle, location, and reliable returns in one complete package.

**AT A GLANCE:**

Bedrooms: 4 (2 per unit)  
Bathrooms: 2 (1 per unit)  
Car Accommodation: 2 (1 per unit)  
Property Type: Duplex (Two Units)  
Investment Opportunity: Dual Income Potential  
Air Conditioning: Yes  
Ceiling Fans: Yes

**KEY FEATURES:**

Two fully self-contained 2-bedroom units  
Each unit offers 2 bedrooms, 1 bathroom, and 1 car space  
Spacious open-plan living and dining areas  
Functional kitchens with ample cabinetry

- conditioned living areas

Ceiling fans throughout  
Private outdoor entertaining/courtyard areas

- maintenance brick construction

Generous backyard with garden shed  
Excellent rental investment with dual-income potential  
Convenient location close to everyday amenities

RATES: \$4,500 per half (excluding water)  
RENTAL APPRAISAL: \$480 - \$500 per week (each unit)

**DISTANCE TO FACILITIES (APPROX):**

Bundaberg CBD —3.5km  
Stockland Bundaberg Shopping Centre —1.8km  
Bundaberg Base Hospital —2.5km  
Bundaberg Airport —4.8km  
Svensson Heights State School —1.2km  
Bundaberg State High School —2.0km  
Hinkler Central Shopping Centre —2.7km  
Alexandra Park Zoo & Botanic Gardens —3.2km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

## MORE DETAILS

Property ID 1UMXGTV  
Property Type BlockOfUnits  
Including Air Conditioning  
Courtyard  
Built-in-Robes

**Dylan Macnamara 0422 929 854**  
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