







4 Kirkdale Street, Tannum Sands

Modern Investment Opportunity in Tannum Blue Estate

Built in 2024, this modern four-bedroom, two-bathroom home offers comfortable, contemporary living in the Tannum Blue Estate. Featuring a practical layout, quality finishes and excellent everyday convenience, this property presents an appealing opportunity for investors looking to secure a modern home with a reliable rental return.

The air-conditioned master bedroom features a private ensuite complete with vanity, shower and toilet, while all four bedrooms are fitted with built-in robes and ceiling fans for added comfort.

At the heart of the home is the open-plan, tiled living and dining area, complete with air conditioning for year-round comfort. The galley-style kitchen is both stylish and functional, boasting stone benchtops, an electric oven, glass cooktop and dishwasher.

The main bathroom includes a bath, shower and vanity, with a separate toilet for added convenience. Security screens and a fully fenced yard provide extra peace of mind, while the undercover rear patio offers a great space to relax or entertain outdoors.

4 2 2

FOR SALE
$665,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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Completing the package is a double lock-up garage with convenient drive-through access, adding extra versatility for parking or accessing the backyard.

Property features include:
- Four bedrooms, all with built-in robes and ceiling fans
- Two bathrooms, including an ensuite to the master bedroom
- Air-conditioned master bedroom and living area
- Open-plan, tiled living and dining area
- Galley-style kitchen with stone benchtops

Electric oven, glass cooktop and dishwasher

- Main bathroom with bath, shower and vanity - Separate toilet
- Security screens throughout
- Fully fenced yard
- Undercover rear patio
- Double lock-up garage with drive-through access
- School bus services available in the area
- Built in 2024
- An ideal investment opportunity

Currently tenanted until June 2027 at $600 per week, this property offers an established rental income of $31,200 per annum before expenses, making it an attractive option for investors seeking a modern, low-maintenance addition to their portfolio.

Please note: The property is currently tenanted, and a minimum of 48 hours' notice is required for all inspections.

With modern features, a functional floor plan and an existing tenancy in place, this Tannum Blue Estate property is well worth your consideration.

Photo Disclaimer: Photos shown are from the original build completed in 2024 and are provided for illustrative purposes only. They may not reflect the property's current condition.











MORE DETAILS

Property ID	G8J1W
Property Type	House
Land Area	391 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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