



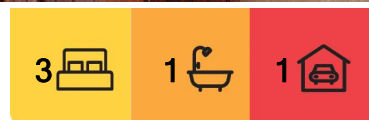
Wandal, 1 New Exhibition Road

Charming Opportunity in Wandal - Investor's Delight!

Nestled in the heart of Wandal, this high-set home presents a fantastic opportunity for savvy investors looking to expand their portfolio. Positioned just a stone's throw away from Rockhampton's renowned exhibition site, home to the world-famous Beef Week, one of the biggest agricultural events in the world, this property guarantees prime rental appeal and unmatched convenience.

Featuring:

- * 3 bedrooms plus an additional office space at the entry of the home, perfect for flexible living or a work-from-home setup.
- * A neat and tidy interior, with tenants already in place.
- * Solid kitchen with a separate dining area.
- * High ceilings throughout and air-conditioned living area.
- * Concreted underneath, providing extra utility space or storage options.
- * The outside verandah leads to a double bay shed plus an extra carport area, ideal for



For Sale

Offers Over \$345,000 Considered

View

ljhooker.com.au/774HVW

Contact

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LJ Hooker Rockhampton
(07) 4922 2122

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

vehicles and tools.

* Long term tenant @ \$450 pwk.

With nothing to do but start collecting your rental return, this property is low maintenance and high reward. Its unbeatable location near one of the region's major event hubs makes it a standout investment that won't last long.

Act quickly-opportunities like this don't stick around! Call today to secure your slice of Wandal's promising real estate market.

More About this Property

Property ID	774HVW
Property Type	House
Land Area	478 m ²

Jade Carr 0439 989 636

Principal | Licensed Real Estate Agent | Commercial Sales and Leasing |
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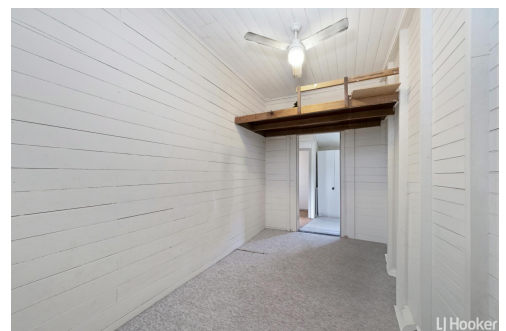
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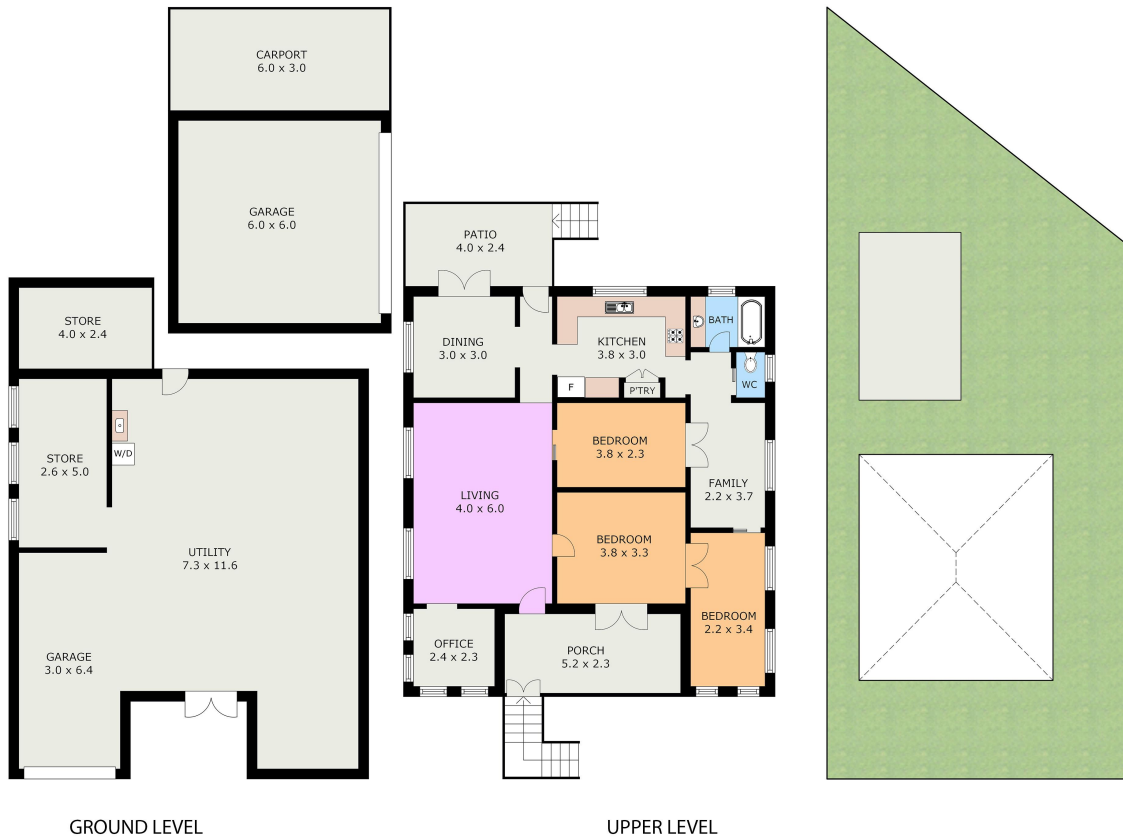
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