



355 Rode Road, Wavell Heights

## Multi-Income Duplex on 771sqm - Opportunity, Outlook, and Endless Potential

Set on a generous 771sqm block with a prized North/South aspect, this freshly painted duplex (1 Title) offers exceptional flexibility and potential in one of Brisbane's most desirable northern suburbs.

Directly opposite a leafy, family-friendly park, this postwar complex comprises two self-contained residences - each with 2 bedrooms, 1 bathroom, living/dining areas, large fenced backyards, and extensive under-house storage.

Unit 1 is currently vacant and ready for renovation after being rented to the same tenant for the last 20 years. It has great bones, with high ceilings, hardwood floors and decent internal proportions

Unit 2 is rented to a great long-term tenant until January 2026 for \$440 per week. The tenant has indicated he would love to stay, should an investor purchase the property. The unit is in a neat and tidy condition, but with the same excellent bones as Unit 1 (but in a better overall condition).

4 2 2

### FOR SALE

Interest from \$1,050,000

### AGENTS

Daniel Waters  
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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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.



While the interiors are in original condition, the property presents outstanding scope to refurbish, modernise, and increase both rental returns and overall value if desired.

Located just moments from major amenities, this property delivers unbeatable convenience - within easy reach of both major hospitals, Westfield Chermside, local cafes, transport options, and key arterial routes providing quick access to the CBD and airport.

Whether you're an investor looking for a strong-growth location, a renovator seeking your next project, or a buyer searching for a versatile dual-living opportunity, 355 Rode Road is a rare find with exceptional upside. For further information or to arrange your inspection, please contact DANIEL WATERS.

## MORE DETAILS

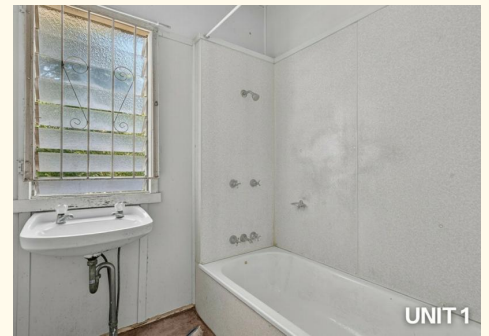
Property ID	3B5DF1R
Property Type	House
Land Area	771 m2

### Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |  
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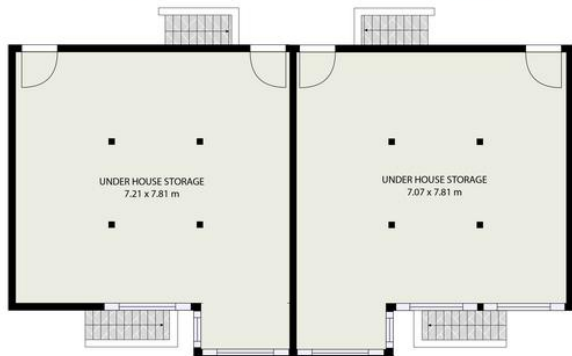




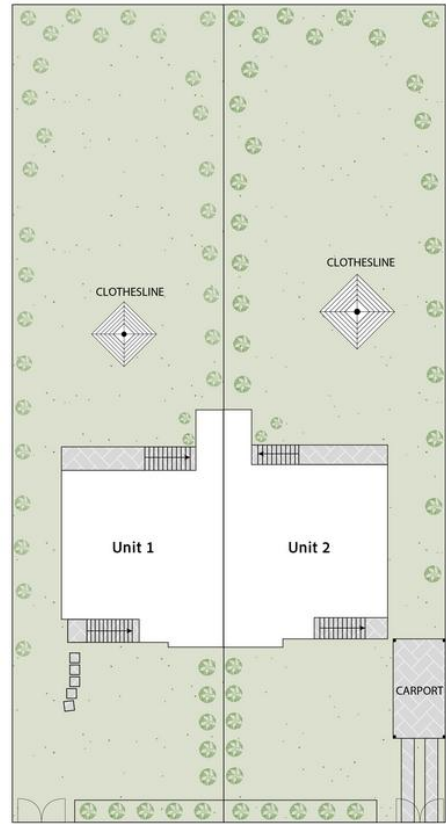
First Floor

Unit 1

Unit 2



Ground Floor



355 Rode Road, Wavell Heights, Queensland, 4012

TOTAL APPROX. FLOOR AREA 109 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.