

16 Tarcoola Street, Wyreema

Single Title Duplex, Dual Living & Lifestyle Flexibility

The Difference:

Perfectly positioned directly opposite Mia Street Park with peaceful farmland views, this single-title duplex offers flexibility for investors, extended families, or those seeking a practical dual-living arrangement.

Set on a generous 890m² block in a peaceful Wyreema setting, the property features a spacious three-bedroom, two-bathroom residence alongside a separate two-bedroom, one-bathroom residence, each complete with its own garage.

Whether you're looking to maximise rental potential, accommodate extended family, or live in one residence while leasing the other, this property provides a versatile opportunity to suit a range of buyers.

Standout Features:
" Single-title duplex positioned on a generous 890m² block
• Two separate residences offering flexible living options
• Currently tenanted, offering immediate rental income from day one
• Main residence featuring 3 bedrooms, 2 bathrooms and single

5 3 2

FOR SALE
$850,000

VIEW
Sat 31st Oct @ 9:45AM - 10:15AM

AGENTS
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Interested parties must rely solely on their own enquiries.

garage
- Secondary residence featuring 2 bedrooms, 1 bathroom and single garage
- Modern kitchens with gas cooktops in both residences
- conditioning and ceiling fans throughout both homes
- Covered alfresco area's ideal for entertaining
- Directly opposite Mia Street Park with farmland outlook
- Modern, low-maintenance living across both residences

Location:
" Mia Street Park —5 metres away
" Wyreema State School —4-minute drive
" Wyreema Store —3-minute drive
" Bull & Barley Inn —7-minute drive
" Westbrook —8-minute drive
" Drayton Shopping Centre —10-minute drive

General Council Rates: $3,917.48
Water Rates: $794.54

MORE DETAILS

Property ID	20CCF4W
Property Type	DuplexSemi-detached
Land Area	890 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Area Views
	Carpeted
	Close to Schools
	Openable Windows
	Roller Door Access







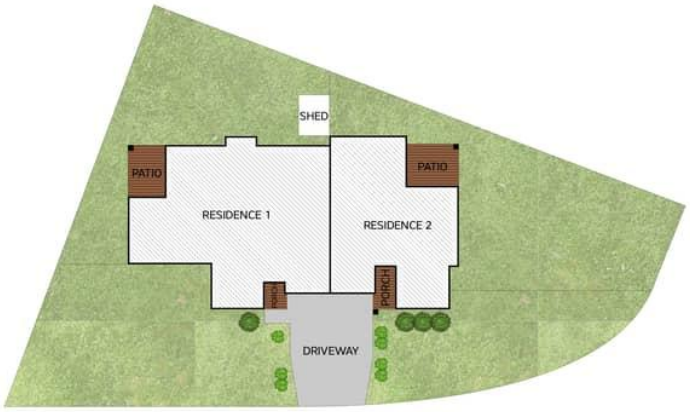




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SITE PLAN



FLOOR PLAN

16 Tarcoola Street

Wyreema

LJ Hooker

This floorplan is for representational purposes only. All dimensions are approximate and shouldn't be soloely relied upon.
Floorplan created by Vue Digital

Total: 241m²

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