



FOR SALE

3 BEDROOM HOUSE + 2 BEDROOM GRANNY FLAT - @\$930PW

Investors, this is the one you've been waiting for! A rare opportunity to secure a dual-income property with incredible returns. Offering two dwellings on one title, this versatile house + granny flat is perfect for maximising rental income or accommodating extended family in style.

The front home, 6 Rangeview features a well-appointed 3-bedroom, 1-bathroom layout, offering plenty of space for those wanting an easily maintainable home. Set at the back is 6a Rangeview, a modern 2-bedroom, 1-bathroom residence built just 6 years ago. With its stylish new design and as well as low-maintenance appeal, it's perfectly suited for those seeking a convenient and stylish living space. Combined, these properties generate an impressive rental income of \$930 per week (increasing to \$940pw March 2025), making it a lucrative investment with fantastic cash flow potential.

Situated on a generous block in the heart of Strathpine, this property enjoys proximity to schools, local shops, and public transport, enhancing its appeal for tenants. Whether you're looking to expand your property portfolio, secure a home with additional income potential, or cater to multi-generational living, this dual income delivers flexibility, functionality, and financial reward.

Features:

- Front dwelling (3): 3-bedroom, 1-bathroom house with a spacious layout
- * Currently rented at \$580/wk till 5th October 2025.
- * Solar to Grid
- * Solar hot water
- * Air-conditioned living/dining/kitchen
- * Large modern kitchen with lots of cupboard space
- * 5 Burner gas hot plate and stainless steel range hood
- * Stainless steel under bench oven
- * Dishwasher
- * Large deck with roll-down blinds plus undercover stairs underneath the home
- * 3 Bedrooms two with fans
- * Bathroom with shower and vanity
- * Linen closet

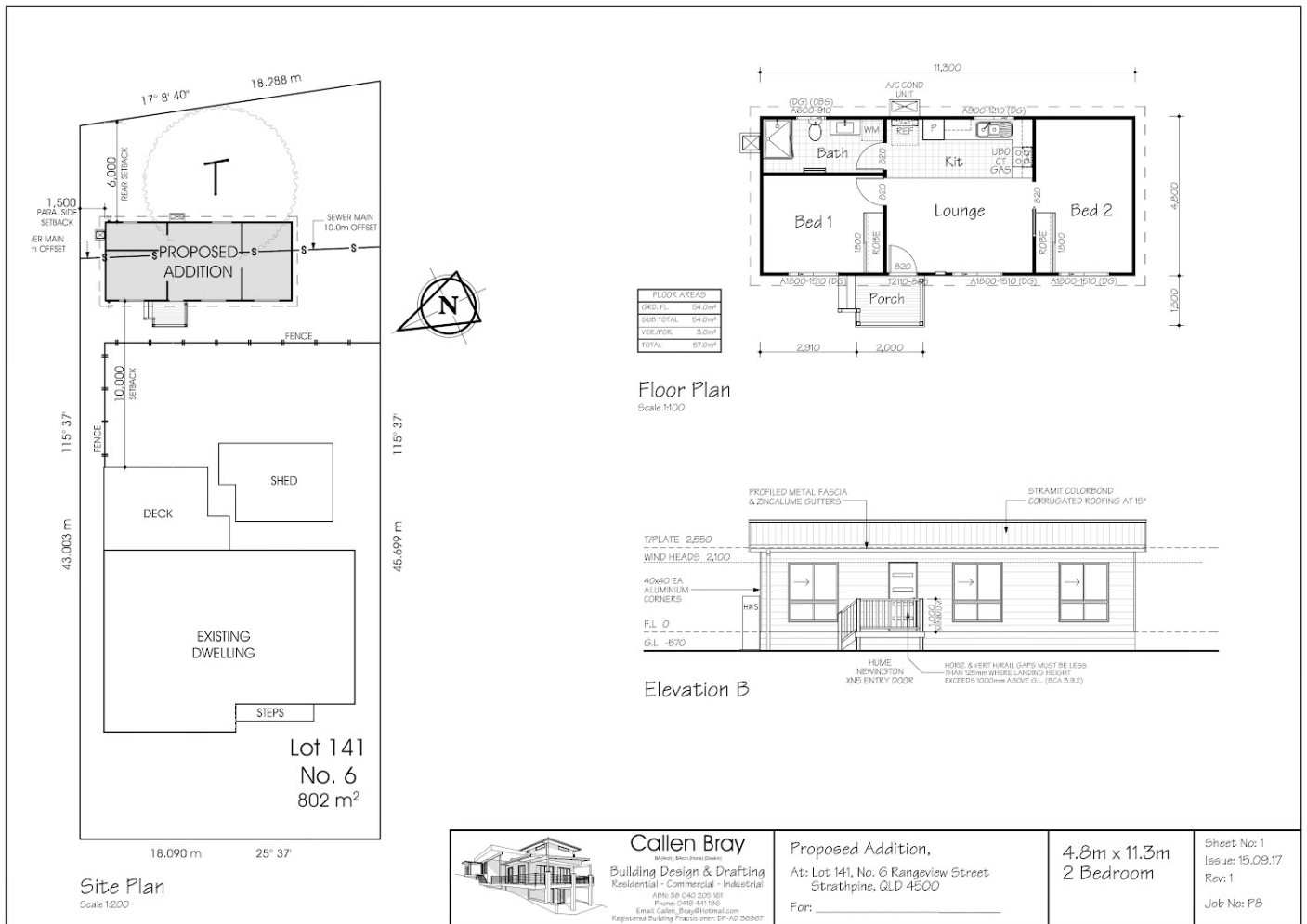
5 BED | 2 BATH | 3 CAR

PRICE:
For Sale

OPEN FOR INSPECTION:
N/A



Karen Moke
0406521370
 karenmoke@atrealty.com.au
www.atrealty.com.au



Callen Bray

Building Design & Drafting
Residential - Commercial - Industrial
ABN: 58 042 225 181
Phone: 0412 441 155
Email: Callen_Bray@hotmail.com
Registered Building Practitioner: BP 142 36367

Proposed Addition,
At: Lot 141, No. 6 Rangeview Street
Strathpine, QLD 4500
For: _____

4.8m x 11.3m
2 Bedroom

Sheet No: 1
Issue: 15.09.17
Rev: 1
Job No: P8

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.