



SOLD

ENTRY LEVEL INVESTMENT OPPORTUNITY.

This low-maintenance, modern duplex in the heart of Yarrabilba represents a solid investment in one of Southeast Queensland's fastest-growing corridors. With a quality tenant already in place and a secure lease through to July 2025.

Property Snapshot

- 3 Bedrooms | 2 Bathrooms | 1 Garage DUPLEX SIZE 124M2
- Currently rented at \$500 per week
- Fixed lease until 31st July 2025
- Low vacancy area
- Built in 2021

Key Investment Features

- Open-plan living and dining with split system air conditioning
- Modern kitchen with stainless steel appliances and ample storage
- Master bedroom with ensuite and built-in robe
- Additional bedrooms with ceiling fans and built-ins
- Covered alfresco area and low-maintenance, fully fenced yard
- Single lock-up garage with internal access
- No body corporate fees – freehold-style living

Located in a family-friendly precinct with schools, shops, parks, and transport links nearby, this property is ideally positioned for long-term capital growth and consistent rental demand.

DISCLAIMER

**PHOTOS are from prior to tenants moving in

All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to Michael Lo @realty & @realty by third parties.

This Information should not be relied upon alone and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.

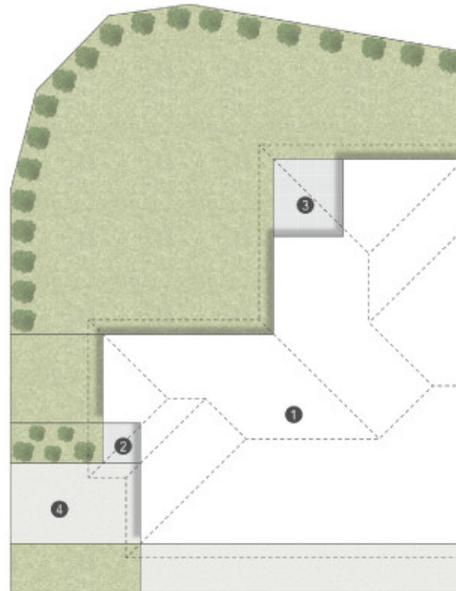
3 BED | 2 BATH | 1 CAR

PRICE:
\$595,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN LEGEND

- 1. Residence
- 2. Porch
- 3. Alfresco
- 4. Driveway

1/21 Bengal Street
YARRABILBA

- 3 Bed
- 2 Bath
- 1 Car

Internal: 116 m²
External: 8 m²
Total: 124 m²

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

imagescollab.

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.