



FOR SALE

DUAL INCOME INVESTMENT OPPORTUNITY IN GROWING GRACEMERE!

Step into this rare investment opportunity nestled on a generous 663 square metre block in the thriving community of Gracemere. This well-designed dual-key residence offers 179 square metres of comfortable living space, perfectly positioned to take advantage of everything this rapidly expanding suburb has to offer.

The thoughtful layout provides ample accommodation for a growing family, as well as a second unit for the savvy home owner or investor. With three generous bedrooms, full bathroom and an ensuite on one side, and a self contained 1 bedroom unit on the other side, this ensures everyone has their own space. The home's practical design maximises the available floor area, creating flowing living spaces that are perfect for both everyday family life and entertaining guests.

Outside, the fully fenced property provides security and privacy while offering plenty of room for children to play, pets to roam, or for creating your own garden oasis. The land size presents many possibilities for outdoor entertaining, pergolas, or simply enjoying the Queensland lifestyle. Each unit has its own lockable single garage providing convenient vehicle accommodation and additional storage options as well as having individual solar systems for each unit, to help lower the energy bills.

Both sides of this dual-key property are currently tenanted with good tenants wishing to stay, and built in 2017 means this is also a very low maintenance property for those looking for a sit and hold investment.

Gracemere's strategic location just 9 kilometres west of Rockhampton makes this the perfect base for commuters seeking a peaceful suburban lifestyle without sacrificing city conveniences. The town has experienced remarkable growth, with its population reaching over 12,000 residents who appreciate the community's family-friendly atmosphere and excellent facilities.

The convenience of modern living is at the property's doorstep with Gracemere Shoppingworld featuring Woolworths, Best & Less, and up to 20 specialty stores for all your daily needs. The recently opened public library provides a wonderful community resource, while the town's various recreational facilities ensure there's always something to do.

4 BED | 3 BATH | 2 CAR

PRICE:
\$899,000

OPEN FOR INSPECTION:
N/A



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TOTAL: 136 m2

1st floor: 136 m2

EXCLUDED AREAS: GARAGE: 39 m2, COVERED PATIO: 8 m2, PORCH: 4 m2,
WALLS: 13 m2

Measurements Accurate But Not Guaranteed

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.