



# FOR SALE

## INCREDIBLE INVESTMENT OPPORTUNITY!

Offered to the market is this incredibly well-maintained duplex offering a fantastic opportunity for investors seeking immediate rental income in a convenient and growing location. With a reliable tenancy already in place until September, this property delivers both stability and long-term potential.

Perfectly Positioned in a convenient pocket of Caboolture, this property offers easy access to everyday amenities including schools, shopping centres, public transport, parks, and medical facilities. Enjoy quick connectivity to the Bruce Highway, making commuting to Brisbane or the Sunshine Coast simple and efficient.

### Features:

- Tenanted until September 2026
- Low-maintenance duplex living with no body corporate !
- Functional floor plan with comfortable 2 living spaces
- Well-appointed kitchen with ample storage
- Spacious bedrooms with built-in wardrobes
- Private outdoor area
- Secure parking accommodation
- Convenient location close to schools, shops, and transport
- Ideal investment opportunity or future owner-occupier option

Whether you're looking to expand your investment portfolio or your first home, 1/29 Herd Street presents an excellent opportunity in a high-demand location. With a tenancy secured until September, you can enjoy peace of mind with immediate income from day one.

**Disclaimer:** While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

3 BED | 2 BATH | 1 CAR

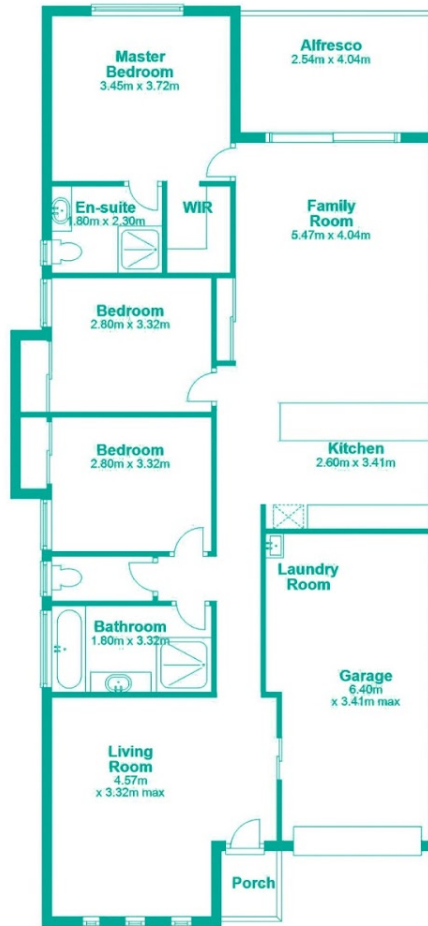
PRICE:  
Offers Over \$770,000

OPEN FOR INSPECTION:  
N/A



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Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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