

**11 Bahrs Point Drive, Bahrs Scrub, Qld 4207**



**Sold House**

Thursday, 5 October 2023

11 Bahrs Point Drive, Bahrs Scrub, Qld 4207

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 832 m2**

**Type: House**



Sanjay Agarwal  
0755732077



Adam Locke  
0755732077

## Contact agent

This modern duplex, meticulously maintained and peacefully nestled in a cul-de-sac, offers an outstanding investment opportunity for savvy investors and owner-occupiers alike. Constructed just a decade ago, this property remains remarkably contemporary and comprises two separate residences, each with its own title, both of which are currently occupied. Alternatively, you have the option to inhabit one unit while leasing out the other, or acquire it for extended family living. Both units are impeccably kept, featuring abundant natural light, modern neutral color schemes, spacious and well-ventilated rooms, impressive entertainment spaces, and generous private courtyards with low-maintenance gardens. Tucked away at the end of a serene cul-de-sac, this exceptional property presents an excellent prospect for investors or families seeking a roomy home with the potential for dual living. With a generous layout offering 5 bedrooms, this residence provides flexible living arrangements and an array of enticing features.

**Key Features:**

**Unit 1 - Currently Tenanted:**

- 3 bedrooms, including a master bedroom with a walk-in robe, while the other two bedrooms come with ceiling fans and built-in robes.
- 2 bathrooms
- An open-plan living area is complemented by a split system air-conditioner.
- A grassy courtyard, perfect for children or pets.
- Open-plan living and dining room with a spacious kitchen and pantry.
- Roomy bedrooms with built-in wardrobes.
- A king-sized master bedroom with a spacious en-suite and walk-in robe.
- A large lock-up remote garage with internal laundry and direct access.
- The well-maintained kitchen boasts stainless steel appliances.
- Large glass sliding doors open to a covered entertainment area that leads to a spacious, private, and fully fenced backyard.
- Ceiling fans are thoughtfully placed throughout the unit.
- Inside, you'll find an internal laundry and a single remote-controlled lock-up garage.
- Currently leased until 18/12/2023, with tidy and cooperative tenants open to extending their stay.

**Unit 2 - Currently Tenanted:**

- 2 bedrooms
- 1 bathroom
- A spacious grassy courtyard, perfect for children or pets.
- Both bedrooms are generously sized and include robes.
- An open-plan living, dining, and kitchen area with a split system air-conditioner.
- An entertaining space extends off the living room.
- A large lock-up remote garage with internal laundry and direct access.
- A covered patio area provides access to a generously sized backyard.
- Ceiling fans are strategically placed throughout for optimal comfort.
- The unit comes with a remote-controlled single lock-up garage, featuring a laundry space at the back of the garage.
- Currently leased until 18/12/2023, with tidy and cooperative tenants open to extending their stay.
- Two private fenced gardens.
- Built in 2012.

Strategically located, approximately:

- 1-minute drive to Albert Valley Park
- 2-minute drive to Windaroo Valley State High School
- 4-minute drive to Windaroo Village shops
- 5-minute drive to Windaroo Tavern
- 5-minute drive to Windaroo Lakes Golf Club
- 5-minute drive to Windaroo State School
- 5-minute drive to Woolworths Shopping Centre Bannockburn
- 14-minute drive to Rivermount College
- 40-minute drive to Brisbane CBD and the Gold Coast
- 7-minute drive to Beenleigh Town Centre with express trains to Brisbane, Gold Coast, and Brisbane Airport
- 7-minute drive to the M1 North and South

Don't miss the chance to secure this spacious family home in a highly sought-after location. Contact us today for more information and to explore the possibilities at 11 Bahrs Drive. Contact Sanjay Agarwal on 0416 737 593 today for viewing.