

**12 Bulwarna Street, Shailer Park, Qld 4128**



**House For Sale**

Friday, 20 October 2023

12 Bulwarna Street, Shailer Park, Qld 4128

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



John Jessop



Ben Ive  
0408792131

## Contact Agent

Nestled in the heart of Shailer Park, this incredible property package on a sprawling 1012m<sup>2</sup> block is a unique investment opportunity that promises limitless potential. Whether you're an astute investor or a savvy homeowner looking for a dual-living solution, this duplex offers the perfect blend of convenience, versatility, and exceptional returns. In its original state, 12 Bulwerna boasts a robust brick construction and has been meticulously maintained throughout the years. The property offers the unique opportunity to retain its current condition or embark on a renovation project, thereby allowing you to personalize the space to align with your distinctive style and preferences. The Layout of the property consists of the following: Front Residence - 2 Bed, 1 Bath, Single Lock-Up Garage- Rental Appraisal of \$450-\$475 per week. Step into the inviting 2-bedroom, 1-bathroom front residence, complete with a single lock-up garage. The free flowing floorplan seamlessly combines the kitchen, living, and dining areas, offering a comfortable and homely space to enjoy. Back Residence - 3 Bed, 1 Bath, Double Carport - Rental Appraisal of \$500-\$525 per week. The back residence is a spacious 3-bedroom, 1-bathroom abode, accompanied by a convenient double carport. Just like its counterpart, the kitchen, living, and dining spaces harmoniously come together to provide ample room for your family or tenants. Property Summary: • Duplex featuring two Separate Residences • Endless Investment Opportunities • Versatile Dual-Living Solution • Ample Space on a Sprawling 1012m<sup>2</sup> Block • Located in a great Suburb Close to Local Amenities This property is not just a home; it's a smart investment decision waiting to be seized. The potential rental returns are impressive, and the desirable location in a great suburb ensures the long-term value of your investment. Positioned in the heart of Shailer Park this property is only a few minutes drive from the M1, and is centrally located between Brisbane and the Gold Coast, within 30 minutes of each. Enjoy the convenience of shopping in one of Queensland's biggest shopping centres, just down the road, which also has a great entertainment precinct and bus station. School runs will be a breeze as this property is also only a few minutes drive to John Paul College, Chisholm College, Carbrook State School, St Matthews, Kimberley College and Calvary Christian College. Contact Agent This Property is being sold without a price and therefore a guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.