

**20A & B Bahrs Point Drive, Bahrs Scrub, Qld 4207**



**Duplex/Semi-detached For Sale**

Wednesday, 3 July 2024

20A & B Bahrs Point Drive, Bahrs Scrub, Qld 4207

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 250 m2**

**Type:**

**Duplex/Semi-detached**



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## CONTACT AGENT

Welcome to 20A and 20B Bahrs Point Drive, a prime investment opportunity in the sought-after suburb of Bahrs Scrub. This stunning duplex property offers two well-appointed units, each on separate titles, providing flexibility for potential buyers. Purchase together or separately, the choice is yours. Located in a quiet cul-de-sac, this property holds great appeal to quality tenants seeking a well-positioned, contemporary property and is perfect for investors wanting to leverage the high demand this region is seeing. Situated on a generous 903m<sup>2</sup> block of land, this property boasts a total building area of 250m<sup>2</sup> (Unit A 154m<sup>2</sup>, Unit B 96m<sup>2</sup>), and showcases contemporary design and quality construction.

**INSIDE** Each unit includes:

- Spacious kitchens with ample cupboard space
- Tiled living areas for easy maintenance
- Ceiling fans throughout for added comfort
- Security screens for peace of mind

**Unit A:**

- Master bedroom with WIR and ensuite
- Two additional bedrooms include BIR
- Main bathroom with bath and shower, separate w/c
- Separate laundry
- Linen cupboard
- Open plan living and dining room

Currently tenanted with a lease until August 2024 at a rental rate of \$450 per week.

**Unit B:**

- Two bedrooms with BIR
- Linen cupboard
- Open plan kitchen, living and dining room

Currently tenanted with a lease until February 2025 at a rental rate of \$450 per week.

**OUTSIDE:**

- Single garages for both units
- Covered alfresco areas
- Fenced yards, ideal for children and pets
- Located in a quiet cul-de-sac, ensuring privacy and tranquillity

Situated in a thriving growth corridor, now is the time to capitalise on the exponential growth this region is enjoying. Close to Brisbane, Redland Bay and the Gold Coast this incredible location offers outstanding lifestyle living. Close to quality schools, shops, dining options and public transport this well connected location appeals to a range of demographics. Perfectly positioned for convenience and comfort this property is a short drive to the M1 making commuting to Brisbane and the Gold Coast effortless.

**LOCATION:**

- 2 min drive to Windaroo Valley State High School
- 4 min to Bannockburn Village Shopping Centre
- 4 min drive to Windaroo Lakes Golf Club
- 5 min drive to Windaroo State School
- 9 min drive to Trinity College
- 9 min drive to Beenleigh station
- 17 min drive to Logan Hospital
- 35 min drive to Brisbane and Redland Bay
- 40 min drive to the Gold Coast

An exceptional opportunity whether you're looking for a solid investment or a comfortable home with rental income potential, 20A & 20B Bahrs Point Drive offers it all. Quality leased duplexes such as this- offering both convenience and strong rental returns, are a rare find. Get in touch with the team to secure this exceptional property today.