

**2 Jacana Avenue, Bli Bli, QLD, 4560**



**House For Sale**

Monday, 2 September 2024

2 Jacana Avenue, Bli Bli, QLD, 4560

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Exceptional Dual Occupancy Property in the Heart of Bli Bli's Parklakes Estate

Welcome to 2 Jacana Avenue, Bli Bli—a unique dual occupancy home situated in the highly sought-after Parklakes Estate. This versatile property offers a fantastic opportunity for investors, first home buyers, or those seeking a multi-generational living arrangement.

### Property Features:

#### Duplex One:

- 3 spacious bedrooms
- 2 modern bathrooms
- Double car garage
- Open-plan living and dining area
- Current Rental Return \$550 p/w
- New Rental Appraisal \$640 - \$680 p/w
- Independently metered water & electricity

#### Duplex Two:

- 1 Comfortable bedroom
- 1 Modern bathroom
- 1 Single car garage
- Current Rental Return \$375 p/w
- New Rental Appraisal \$480 - \$500 p/w
- Independently metered water & electricity
- Open living space, perfect for independent living or rental income

This property is perfectly located just minutes from the prestigious Good Samaritan Catholic College, making it ideal for families. The Bli Bli shopping precinct is only a 5-minute drive away, and the beautiful Coolum Beach is just 15 minutes from your doorstep.

Currently generating a combined rental income of \$925 per week, with the potential for increase, this property is a lucrative investment. Whether you choose to keep it tenanted or move in, 2 Jacana Avenue offers flexibility for a range of buyers.

Don't miss this rare opportunity to secure a property in one of Bli Bli's most desirable estates.