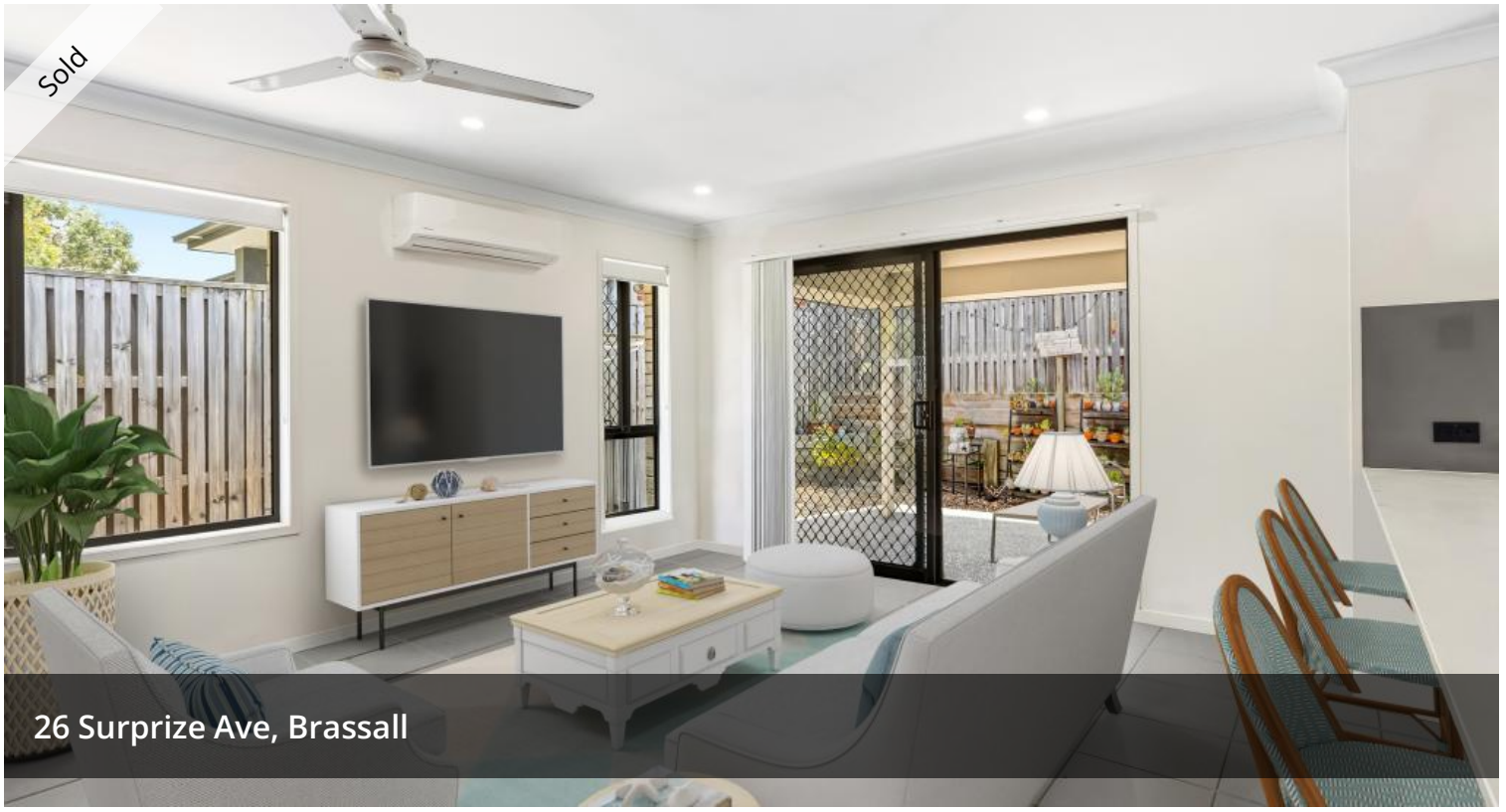








INVESTMENT OPPORTUNITY – LONG-TERM TENANT | NO BODY CORPORATE

3 2 2

Also known as 2/2 Kains Avenue, Brassall, this modern 3-bedroom, 2-bathroom home (Unit 2 of a duplex) is positioned at the bottom of a peaceful street directly opposite a bushy greenbelt, making it an ideal low-maintenance investment with a long-term tenant already in place.

Importantly, the property is held on a Survey Plan (SP) title, meaning there is no body corporate, no shared ownership and no ongoing fees. Each residence sits on its own individual freehold title — just like a standalone house — making this an extremely attractive and lender-friendly investment.

Built in 2018, the property has been thoughtfully designed for comfortable modern living and strong rental appeal. Located on a corner block, Unit 2 benefits from its own driveway, private yard, and complete separation from the adjoining unit, offering a level of independence rarely found in duplex living.

Inside, the home features a light-filled open plan kitchen and living area, complemented by a separate dining room, all flowing seamlessly to a covered alfresco area — perfect for entertaining and relaxed indoor-outdoor living.

The air-conditioned master bedroom includes an ensuite, large walk-in

Price	SOLD Range $715 - 812K
Property Type	Residential
Property ID	11748
Floor Area	156 m2

AGENT DETAILS

Nigel Lucas - 0413 351 603

OFFICE DETAILS

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wardrobe, and ceiling fan, while bedrooms two and three are carpeted and offer built-in wardrobes and ceiling fans. A separate split system air conditioner services the main living area, ensuring year-round comfort.

The main bathroom includes both shower and bath options, and the laundry is located at the rear of the single lock-up garage for added convenience. Outside, the rear yard has recently been river-stoned, enhancing the property's low-maintenance appeal.

Conveniently located just minutes from the Warrego Highway, Karalee Shopping Centre, Downtown Ipswich, Riverlink Shopping Mall, quality schools, and sporting facilities, this property is well positioned for ongoing tenant demand.

Key Investment Highlights:

- Long-term tenant in place

- No Body Corporate fees

- Also known as 2/2 Kains Avenue, Brassall

- Built in 2018

- Unit 2 of a duplex on a corner block

- Own driveway and private, fully separated yard

- Peaceful bushland outlook across the road

- Open plan living plus separate rumpus room

- Covered alfresco entertaining area

- Split system air conditioning to living and master bedroom

- Master bedroom with ensuite and walk-in robe

- Built-in wardrobes and ceiling fans to all bedrooms

- Single lock-up garage with internal laundry

- Recently river-stoned backyard for low-maintenance living

For tenant privacy reasons, the tenant's furniture has been removed from the marketing photos, and the property has been digitally staged to help illustrate the home's layout and potential.

Contact Nigel Lucas of Blue Moon Property for further details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.