



### 10 Kent Street Maryborough West QLD

6  4  2 

Located within the peaceful surroundings of Marywood Estate, Maryborough, Lot 10 on Kent Street offers an excellent opportunity for those seeking a dual-occupancy investment property. This duplex, priced at \$1,033,844, presents an attractive balance of comfort, quality, and investment potential in a prime Queensland location.

Sitting on a generous 906 m<sup>2</sup> lot, this dual-unit property spans 290.8 m<sup>2</sup> and is thoughtfully designed to meet the needs of modern tenants. Each unit includes 3 bedrooms and 2 bathrooms, with a single-car garage for secure parking. The open-plan design creates a sense of space, complemented by high ceilings that enhance the overall ambiance. A Colorbond roof adds durability, while a 1.8kw solar system offers energy efficiency—a valuable asset in today's market.

The attention to detail in each unit is apparent, with 20mm stone kitchen benchtops, stainless-steel appliances, and reverse-cycle air conditioning for year-round comfort. These high-quality finishes not only appeal to prospective tenants but also contribute to a low-maintenance investment, ideal for busy landlords.

With an estimated rental income of \$900 to \$950 per week,

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**Type** : Semi Detached  
**Price** : from \$1,033,844  
**Building Size** : 290.8 sqm  
**Land Size** : 906 sqm  
**View** : <https://www.bluewaveproperty.com.au/8173654>



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