



175 Racecourse Road & 7 Minehane Street, CLUDEN, QLD 4811

Dual Income or Live & Lease Opportunity!

175 Racecourse Rd & 7 Minehane St Cluden

Perfectly positioned in a quiet street in Cluden, this exceptional property offers a rare chance to secure two freestanding 3-bedroom homes on a generous 1,465m² (approx.) corner allotment.

Boasting outstanding flexibility, it's ideal for savvy investors seeking dual income, families looking for multi-generational living, or those wanting to live in one home and lease the other. Situated on one title.

Behind the timber fence is also a horse yard and shade structure included.

Enjoy easy access to major highways and be just moments from Fairfield Central Shopping Centre and a short drive to the city - combining excellent rental potential with a convenient, peaceful lifestyle.

Property Features (Each Home):

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P187100

SALE DETAILS

Offers over \$1,000,000

CONTACT DETAILS

,
Brenda Thompson
0447 072 899

- 3 spacious bedrooms & 1 bathroom
- Internal laundries
- Fully fenced yards with undercover parking
- Air-conditioning & ceiling fans
- Separate horse yard included
- Currently tenanted:
 - . Minehane Street: \$380/week (periodic lease)
 - . Racecourse Road: \$385/week (fixed lease until 5/12/2025)
- Rental appraisal approx. \$500/week per home, offering excellent yield potential
- Expansive 1,465m² (approx.) corner block
- Peaceful location close to shops, schools, transport, and the CBD
- Ideal for investors, dual living, or live-in-one / lease-the-other scenarios

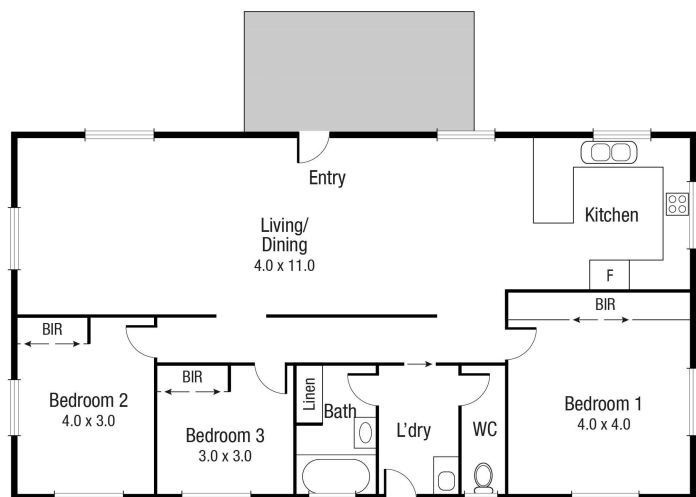
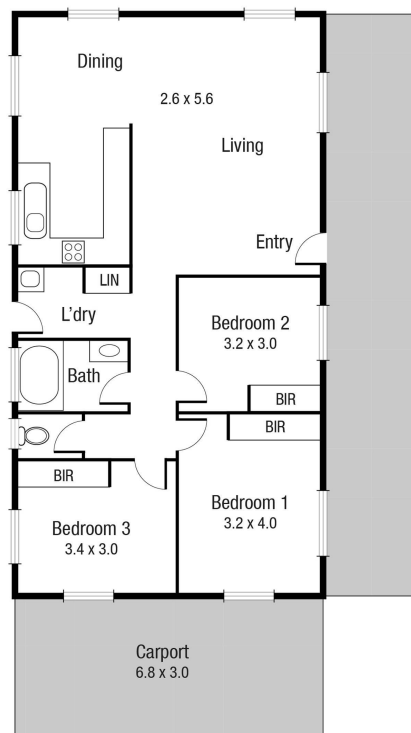
This is a unique and versatile property offering space and strong returns - opportunities like this are rarely available in Cluden.

Other features: Close to Schools, Close to Shops, Close to Transport

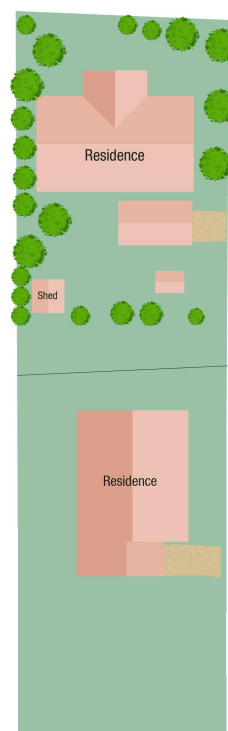
- Land Area 1,465.00 square metre
- Bedrooms: 6
- Bathrooms: 2
- Double carport







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



TOTAL AREA : 125 sq.m

175 Racecourse