



## 9 Rayner Street, DALBY, QLD 4405

### Bigger Than It Looks – Comfortable Family Living or Smart Investment

Welcome to 9 Rayner Street, Dalby, a well-presented home that offers more space than first meets the eye. Whether you're looking to add to your investment portfolio or purchase your first home, this property offers comfort, practicality, and excellent value.

Step inside to discover a generous lounge room complete with a Mitsubishi reverse-cycle air conditioner, providing year-round comfort and plenty of room for the whole family to relax.

The functional kitchen is equipped with an upright electric stove, ample cupboard space, and overlooks the living area, making everyday living easy. The adjoining laundry is generously sized, ideal for busy families, and provides direct access to the backyard.

All three bedrooms are carpeted and feature built-in wardrobes, while the main bedroom also enjoys the comfort of a reverse-cycle air conditioner.

The bathroom is neat and practical, offering a shower-over-bath combination and vanity, catering perfectly to everyday family living.

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:** 300P198440

**SALE DETAILS**

**Offers over \$429,000**

**CONTACT DETAILS**

**Dalby**

1 Black Street

Dalby, QLD

07 4662 2511

**Joy Sperling**

0450 460 052

Outside, you'll appreciate the fully fenced 613m<sup>2</sup> allotment with a charming white picket fence at the front, creating great street appeal. A small front deck provides the perfect spot to enjoy your morning coffee, while the rear pergola offers a fantastic space for entertaining family and friends. Vehicle accommodation is provided by a single carport with drive-through access to the backyard, and a garden shed offers handy storage for mowers, tools, and gardening equipment.

Currently tenanted at \$370 per week until 7 November 2026, this property presents an excellent opportunity for investors seeking immediate rental income.

#### Property Features:

Fully fenced 613m<sup>2</sup> allotment

Charming white picket front fence

Small front deck

3 carpeted bedrooms with built-in wardrobes

Mitsubishi reverse-cycle air conditioner in the lounge

Reverse-cycle air conditioner in the main bedroom

Functional kitchen with upright electric stove and ample cupboard space

Spacious laundry with direct backyard access

Bathroom with shower-over-bath and vanity

Single carport with drive-through backyard access

Covered pergola for outdoor entertaining

Garden shed for additional storage

Currently rented at \$370 per week until 7 November 2026

Whether you're looking to expand your investment portfolio or secure a comfortable home for the future, 9 Rayner Street offers excellent value in a convenient location. Don't miss your opportunity to inspect this property.

#### Other features: Close to Schools

- Land Area 613.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



