



1/38a Alfred Street, DALBY, QLD 4405

Modern Unit Offering Comfort, Convenience & Strong Investment Appeal

Perfectly positioned just moments from Dalby's CBD, this modern two-bedroom, two-bathroom unit presents an outstanding opportunity for investors seeking immediate returns or buyers looking to downsize into a quality, low-maintenance home in the future.

Currently leased until 18 December 2026, the property provides an immediate rental return of \$450 per week, increasing to \$465 per week from 30 September 2026, making it an excellent "set and forget" investment with strong rental income from day one.

Step inside to discover a spacious open-plan living and dining area, complete with a Fujitsu reverse-cycle air conditioner, creating a comfortable space to enjoy all year round. The tiled kitchen is both functional and practical, featuring an electric cooktop, electric oven, ample bench space, generous cupboard storage, and overlooking the living area, making entertaining effortless.

Both bedrooms are generously proportioned and feature built-in wardrobes and ceiling fans. The master bedroom offers the added comfort of a Fujitsu reverse-cycle air conditioner, along with its own private ensuite complete with a shower, vanity, and toilet.

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: 300P199126

SALE DETAILS

Offers over \$469,000

CONTACT DETAILS

Dalby
1 Black Street
Dalby, QLD
07 4662 2511

Joy Sperling
0450 460 052

The main bathroom has been thoughtfully designed with a shower, bathtub, and vanity, while a separate toilet provides added convenience for everyday living. A linen cupboard offers additional storage, and gas hot water services the home.

Outside, the property offers a partly fenced yard and a single carport conveniently located at the rear of the unit.

Located within walking distance to Dalby's CBD, schools, parks, cafes, and local amenities, this is a fantastic opportunity to secure a quality property in a highly sought-after location.

Features You'll Love:

Pier and Beam Foundations

Currently tenanted until 18 December 2026

Rental return of \$450 per week

Rent increasing to \$465 per week from 30 September 2026

2 generous bedrooms with built-in wardrobes

Master bedroom with private ensuite

2 bathrooms

Fujitsu reverse-cycle air conditioning to the living area

Fujitsu reverse-cycle air conditioning to the master bedroom

Ceiling fans in both bedrooms

Spacious open-plan living and dining

Tiled kitchen with electric cooktop and electric oven

Main bathroom with shower, bath, and vanity

Separate toilet

Linen cupboard

Gas hot water

Partly fenced yard

Single rear carport

Walking distance to Dalby's CBD and local amenities

Council Rates-\$1145 approximately

Whether you're searching for a quality investment with an excellent return or planning to downsize into a comfortable, low-maintenance home once the current lease expires, 1/38A Alfred Street offers an exceptional opportunity. Properties like this, combining a prime location, solid rental return, and modern, easy-care living, are always in demand. Contact Joy Sperling at Elders Real Estate Dalby today to arrange your inspection.

Other features: Close to Schools, Close to Shops

- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1

