

**39 Windsor Road, Burnside, QLD, 4560**



**Duplex Semi-detached For Sale**

Wednesday, 27 November 2024

39 Windsor Road, Burnside, QLD, 4560

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: Duplex Semi-detached**



Chris Pullen

## Exceptional Dual Living Duplex in Windsor Park Estate, Burnside – \$1,392,115

Located in the sought-after Windsor Park Estate in Burnside, this modern detached duplex offers an ideal combination of style, investment potential, and convenience. Set on a 1,545 m<sup>2</sup> block, this property features two fully self-contained units, each offering 3 bedrooms, 2 bathrooms, and 2 garages. With a combined total living area of 273.81 m<sup>2</sup> (136.90 m<sup>2</sup> per unit), this duplex is perfect for dual living or as an investment property.

### Key Features:

Land Size: 1,545 m<sup>2</sup>

Unit 1 Size: 136.90 m<sup>2</sup>

Unit 2 Size: 136.90 m<sup>2</sup>

Total Living Area: 273.81 m<sup>2</sup>

Bedrooms (Per Unit): 3

Bathrooms (Per Unit): 2

Garages (Per Unit): 2

Energy Rating: 7-star

Land Price: \$698,000 | Construction Price: \$694,115

Total Price: \$1,392,115

### Interior Features:

Modern Kitchens with stone benchtops, soft-close cabinetry, and Bellissimo LED appliances.

Split-System Air Conditioning in living areas and master bedrooms.

Spacious Open-Plan Layouts for seamless indoor-outdoor living.

Premium Finishes including high-quality carpet, tiles, and paint.

### Exterior Features:

Landscaped Gardens and 10 m<sup>2</sup> garden area for privacy and relaxation.

Exposed Aggregate Driveways and patios for durability and style.

Fully Fenced Yard for added security and privacy.

### Energy Efficiency & Construction:

Built with AAC Hebel panels for superior insulation and energy efficiency.

7-Star Energy Rating to reduce running costs and environmental impact.

Energy-Efficient Lighting throughout the units.

### Investment Potential:

This duplex offers excellent rental potential with its dual living configuration and separate metering for each unit. The Windsor Park Estate location is growing, making it an ideal time to invest in this area. With strong demand for rental properties on the Sunshine Coast, this property offers both capital growth and steady rental returns.

### Why Choose Windsor Park Estate?

**Prime Location:** Close to local schools, shopping centres, public transport, and just a short drive from the Sunshine Coast's beaches.

**Strong Investment Opportunity:** Dual-living configuration offers flexibility and strong rental income potential.

**Modern Design:** High-quality finishes and energy-efficient features ensure a comfortable and sustainable lifestyle.