



# FOR SALE

## BIG HOME- BIG POTENTIAL

!! Bargain buying in Parkwood.

Incredible value . This large family home offers 5 Bedrooms, 3 Bathrooms, 3 living areas plus plenty of parking on a massive 1032m2 block. This substantial property is located at the end of a quiet cul-de-sac only a few minutes' walk to the Parkwood tram station and bus stop. Also within easy walking distance are Griffith University, Gold Coast University Hospital and the Gold Coast Private hospital.

### Features:

- \* 5 bedrooms- all with built-ins
- \* 3 bathrooms (en-suite to master)
- \* 3 Living rooms (current tenants use third lounge as 6th bedroom)
- \* Modern Kitchen with reasonably new appliances
- \* Large weather proof & insulated undercover entertainment area
- \* Under cover parking for up to 4 vehicles and many more able to fit on block
- \* Huge low maintenance block of land (1032m2)
- \* 2500L Rain water tank

Perfect for the astute investor; previously the house was rented to students with a rental income of \$800pw. At present the house is rented to a lovely family that look after it well and would like to stay. Lease ends October 2018 and rent is \$550 per week.

The property would also suit an owner occupier looking for a well situated home with lots of space for a large family and opportunity to expand further.

The extra-large block opens up opportunities for the smart investor to add significant value. Priced to sell quickly so be sure to call and book your inspection today !

5 BED | 3 BATH | 3 CAR

### PRICE:

Offers above 540,000

### OPEN FOR INSPECTION:

N/A



**Kerry Walker**

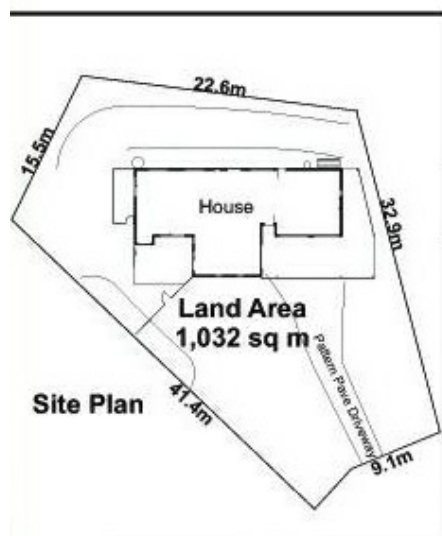
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## 8 Rodriguez Court Parkwood

<b>Areas</b>	
Living	153 sq m
Carport	58 sq m
Alfresco	23 sq m
<b>Total</b>	<b>234 sq m</b>



Note

While every endeavor has been made to verify the correct detail in this brochure, neither the Agent nor Seller or contracted illustrator accept liability for any error or omission. Prospective Buyers should make their own enquiries and form their own judgement on the property.

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