



**SOLD**

## GREAT INVESTMENT! PLAN YOUR MOVE JANUARY 2022

If you are looking for a good investment property to add to your portfolio or looking to move to your own home or maybe just entering the rental market then this home is one that you should not miss. It is conveniently located with a zoning of 'District Centre' allowing other considerations for the property usage in the future.

This high set 3 bedroom home is positioned with easy access to the business precinct of Gympie. The home features one bathroom and separate toilet and also includes an extra room downstairs that could be used as a fourth bedroom or an office/storage area. Polished timber floors are a feature throughout the upstairs area. There is plenty of car parking space and there is ample space that could be used as a work room under the house. The home features a large paved area at the back of the house great for those family BBQ's and get-togethers. The flat back yard has well established lawns and gardens while the front gardens are terraced away from the road for privacy.

There is a lease in place until 14 January 2022. This is a good opportunity to pick up some rent while you get yourself organised and plan your move out of the rental cycle and into your own home early next year.

Be very quick if you would like to be the owner of this property.

Call Ian Pye now to discuss your interests in purchasing the property as properties with such a good rental return and a good lease in place are very hard to find and this one will not last long in this hot market with rental vacancies currently at an all-time low.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$295,000

**OPEN FOR INSPECTION:**  
N/A



**Ian and Janelle Pye**  
**0437778111**  
ianpye@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.