



**SOLD**

## INVESTORS - GREAT DUPLEX IN A QUIET LOCATION – TENANT IN PLACE

This lovely home is situated in a quiet location of Caboolture close to the shopping centre, parkland and public transport. With only a short commute to the Bruce Highway, this is the ideal location for commuters to Brisbane or the Sunshine Coast. The home has 3 spacious bedrooms, open plan living/dining/kitchen, 2 bathrooms and single garage.

The kitchen is modern with dishwasher and pantry, the master bedroom has an en-suite and all 3 bedrooms have built-in wardrobes. Outside there is an under-roof patio area for entertaining and a spacious back yard. Look at the additional features:

- Wide side access
- Reverse-cycle air-conditioning to living area
- Ceiling fans
- Water tank

This home is currently leased at \$330.00 per week until 17 June 2022 and a tenant willing to stay on. The quarterly rates are \$469.70 approx, quarterly water \$245.00 approx. and there are no body corporate fees. Building insurance is paid separately.

Don't delay, call Geoff on 0414 230 130 to arrange your private inspection today.

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

**PRICE:**  
**\$347,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.