

**SOLD**

## FANTASTIC INVESTMENT OPPORTUNITY BUILT IN 2021 !

Perfect for new or seasoned investors looking to expand your portfolio with tenant already in place. The home boasts 2 spacious bedrooms, 2 fabulous bathrooms including master with a Ensuite and WIR. Large fully tiled open living room spilling out to a very private covered entertainment area

Property features include:

- Open plan living, tiled with A/C
- Great size kitchen with modern appliances
- Large family bathroom with bath
- Ceiling fans throughout the house
- Master bedroom featuring walk-in wardrobe and ensuite
- 2 bedrooms with built-in robes and fans
- Single remote controlled garage

Yarrabilba is a fast-developing suburb between Brisbane and the Gold Coast, offering a complete range of shops, schools, playgrounds and outdoor activities. Boasting community gardens with children's play areas and water park, workout equipment, all within walking distance, sports oval, tennis courts, fortnightly night markets/Sunday markets with live band and so much more.

The property has a fantastic long term tenant who has a lease till June 2022 @ \$320pw

Become part of an amazing community call me to inspect this property !

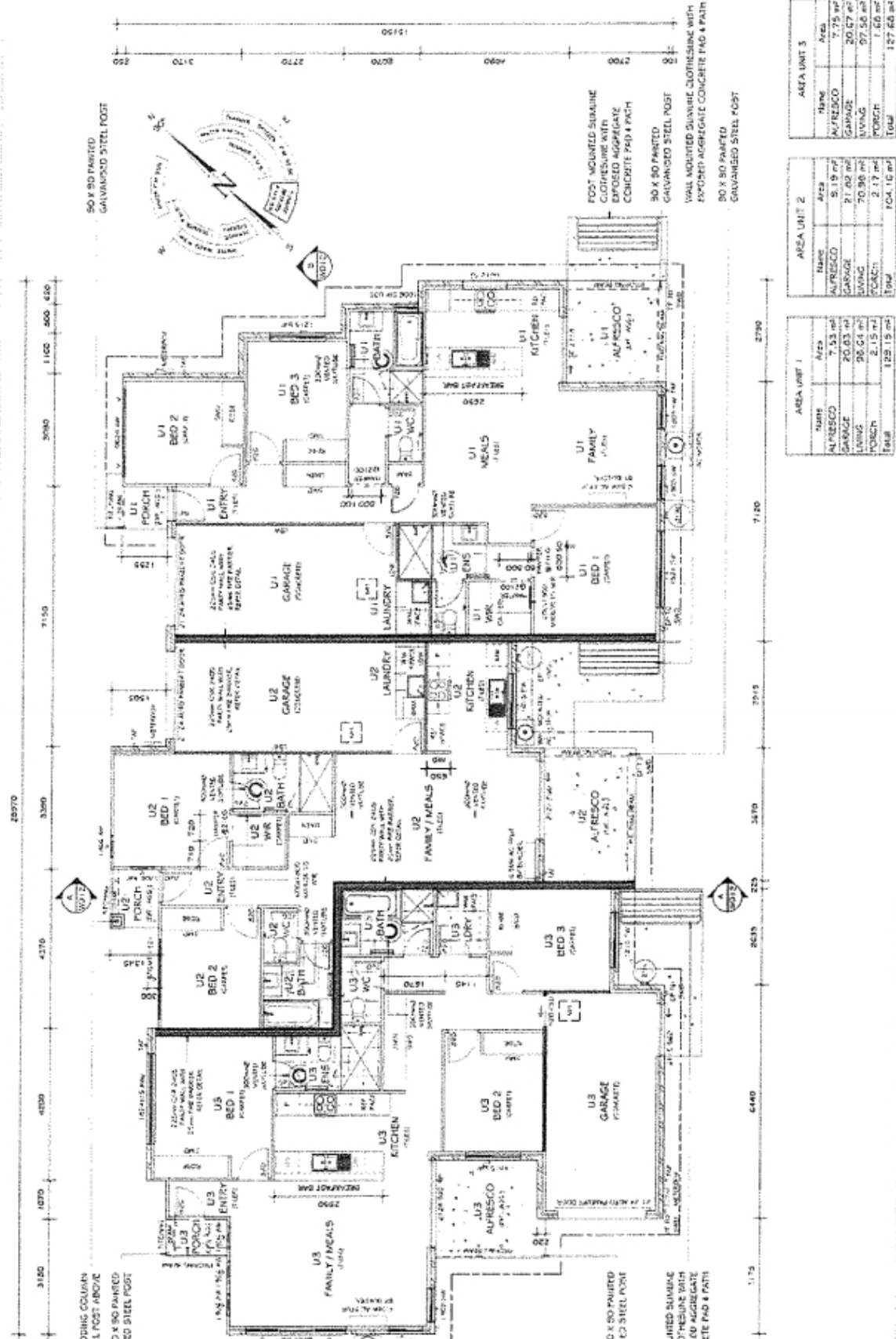
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$360,000**

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



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AREA UNIT 1	
NAME	ALFRESCO
Area	7.53 m <sup>2</sup>
GARAGE	20.03 m <sup>2</sup>
LIVING	96.04 m <sup>2</sup>
KITCHEN	2.15 m <sup>2</sup>
Total	125.75 m <sup>2</sup>

AREA UNIT 2	
NAME	ALFRESCO
Area	5.19 m <sup>2</sup>
GARAGE	21.02 m <sup>2</sup>
LIVING	70.96 m <sup>2</sup>
KITCHEN	2.17 m <sup>2</sup>
Total	101.34 m <sup>2</sup>

AREA UNIT 3	
NAME	ALFRESCO
Area	7.75 m <sup>2</sup>
GARAGE	20.07 m <sup>2</sup>
LIVING	97.56 m <sup>2</sup>
KITCHEN	1.68 m <sup>2</sup>
Total	127.06 m <sup>2</sup>

**FLOOR PLAN**

CLIENT NAME: **GOLDENGROVE BUILDING GROUP**  
 ADDRESS: **LOT 25 (#8) GOLD AVENUE, YARRABILBA QLD 4207**

Project Number: **597 304 341**  
 Date: **15/06/2023**  
 Drawn By: **BL**  
 Council: **LOGAN CITY COUNCIL**

**CD2**

590P: **597 304 341**  
 Unit Rating: **1500/2500**  
 Site Type: **BL**  
 Scale: **1:100**

Permit: **106344**  
 Size Area: **CD2 Def**  
 Site Coverage: **73.7%**

ISSUE FOR ENGINEERING: **SIGNED:**  
 DATE: \_\_\_\_\_

ISSUE FOR CONSTRUCTION: **SIGNED:**  
 DATE: \_\_\_\_\_

THIS PLAN IS TO BE USED ONLY FOR THE PURPOSES OF OBTAINING A BUILDING PERMIT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE CONSEQUENCES OF ANY ACTION TAKEN ON THE BASIS OF THIS PLAN. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE CONSEQUENCES OF ANY ACTION TAKEN ON THE BASIS OF THIS PLAN.

Issue No.	Description	Date	Issued by
A			

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.



1 License  
 1 Specialist  
 1 Project  
 1 Fee  
 APR-24  
 QBCC No  
 NSW No.