



**SOLD**

## BUILD UP OR BUILD OUT!

CONTRACT CRASHED DUE TO FINANCE, THEIR LOSS IS YOUR GAIN !

This is a brilliant investment opportunity or first home is your chance to enter the growing QLD market!

Precinct Realtors is proud to present this humble 2 bed 1 bath family home situated on a spacious 634m2 block with room for a pool, shed and all the toys.

Location is everything and 15 Andalucia St, Bray Park is central to every amenity you need. Join the family friendly bray park community featuring pristine parklands, playgrounds and walkways for the ultimate outdoor lifestyle making you the envy of all your friends and family.

Potential rental income: \$400 - \$430 pw

### HOME FEATURES:

- > Spacious 632m2 block
- > Dual side access
- > Large master bedroom with BIR
- > Additional bedrooms all with built-in robes and ceiling fans
- > Main bathroom with bath/shower combo and separate toilet
- > Modern kitchen stone bench
- > Security screens
- > Double tandem carport
- > Internal laundry
- > Large alfresco patio area
- > Dog friendly fully fenced yard
- > Low maintenance landscaping.
- & so much more....

### LOCATION:

- 1 min to PCYC bray park
- 3 min to Lawton train station

2 BED | 1 BATH | 1 CAR

PRICE:  
\$530,000

OPEN FOR INSPECTION:  
N/A



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