



FOR SALE

HOUSE, SHEDS, POTENTIAL GRANNY FLAT

20 COCKATOO COURT, GAVEN, QLD, 4211

LIFESTYLE with \$40,000 plus p.a. income

HOUSE PHOTOS TO FOLLOW

Situated in Gaven is this unique property with a generous 4 bedroom home consisting of 2 ensuites and separate bathroom, large entry which can double as an office and open plan living area. The master suite doubles as a parents retreat and was added onto the original home. Modern galley kitchen with as big again walk in pantry.

There are 3 large sheds on the property for those hobbyists or perhaps car enthusiast. One shed has been converted into rooms which has the potential to be a granny flat subject to council approval. There is also a fourth smaller building next to the home apart from the three sheds that consists of double carport and good size storage room currently being used as a gym with perhaps other uses like a teenage retreat. The majority of the grounds have been asphalted with the potential lawn area unkept and ready for landscaping.

Tucked away behind tree in the corner of the property there is tower used by 2 telecommunication companies who pay rent. The current rent is over \$40,000 p.a. with yearly increases in place.

House prices in Gaven have increased significantly over the last few years as people discover these large blocks so close to the city and beaches offering space as apposed to looking into the neighbours. This property has space for the whole family as well as undercover storage for caravans boats and cars as well as rare opportunity to have a home with income.

Inspections are purely by appointment only. Internal house photos to come.

6 BED | 4 BATH | 3 CAR

PRICE:
\$1,500,000

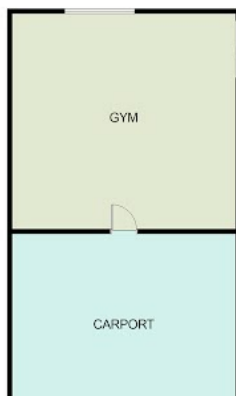
OPEN FOR INSPECTION:
N/A



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FLOOR PLAN



OFFICE/GRANNY FLAT FLOOR PLAN



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.

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