64 DAVEY STREET, MOURA, QLD, 4718









SOLD

9.1% RENTAL RETURN

Investors you won't' find a better priced property, a better return, or a better tenant. Currently returning a 9.1% gross return, the current tenant loves the place so much they are willing to resign a 5-year lease for your income guarantee.

This property is not in need of any immediate maintenance, is a solid property with a huge shed, and a long-term tenant willing to stay who keeps the place immaculate.

FEATURES INCLUDE BUT AREN'T LIMITED TO:

THE HOUSE:
- Three bedrooms all with split system air conditioners, fans and built-in robes.
- Main bedroom has blackout blinds for shift work
- Split system air conditioning and ceiling fans to the open plan living, dining and kitchen area
- Updated kitchen with plenty of bench and storage space and tiles to the floor
- Tidy bathroom with separate shower and toilet which was retiled a few years ago
- Laundry was also retiled a few years ago
- Solid VJ walling, no dints like plasterboard, this home is as solid as a rock

THE YARD:
- Massive 12 x 12 powered shed with a 3 mtr awning at the front, can accommodate 6 cars
- Double gate access to the yard
- Mango tree for the mango lovers
- Hedged around 2 sides for full privacy
- Back deck for entertaining
- Fully fenced on a large level 802m2 corner allotment

Position is everything with this property, you're less than 100mtrs to the shops and central to walk to everything including the town swimming pool just around the corner.

Current lease is $280/ week due to expire on the 29th July 2022, with the tenant happy to stay for the Investor, is also available for vacant possession for the owner occupier.

With rental demand high and unoccupied properties low, this is a perfect property to add to your portfolio.

3 BED | 1 BATH | 6 CAR

PRICE:
$166,000

OPEN FOR INSPECTION:
N/A



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