

**SOLD**

## INVEST OR NEST

Invest or nest... Take advantage of this fantastic opportunity to enter the ever growing QLD property market!

Located in the expanding Riverbank Estate, close & convenient to local shops, cafes/restaurants, parks and all that this up-and-coming area has to offer. This family home provides the ultimate opportunity for all - move in or add to your investment portfolio.

The spacious low set home, displays quality features throughout, including a modern kitchen feat stone benches, 900mm free standing gas cooktop perfect for the chef of the family. Enjoy the open plan living area leading out to the large tiled alfresco perfect for indulging in family fun & relaxation.

Join this ever growing community of pristine parklands & walkways for the ultimate outdoor lifestyle making you the envy of all your friends and family this Christmas!

Potential rental income: \$500 - \$550 per week

### PROPERTY FEATURES:

#### KITCHEN

- 900mm freestanding Gas cooktop
- Stone benches
- Stainless steel appliances
- Large Pantry
- Dishwasher

#### DINING/LIVING

- Air conditioning
- Ceiling fan
- Access to patio area

#### MASTER BEDROOM

- Luxe Ensuite

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

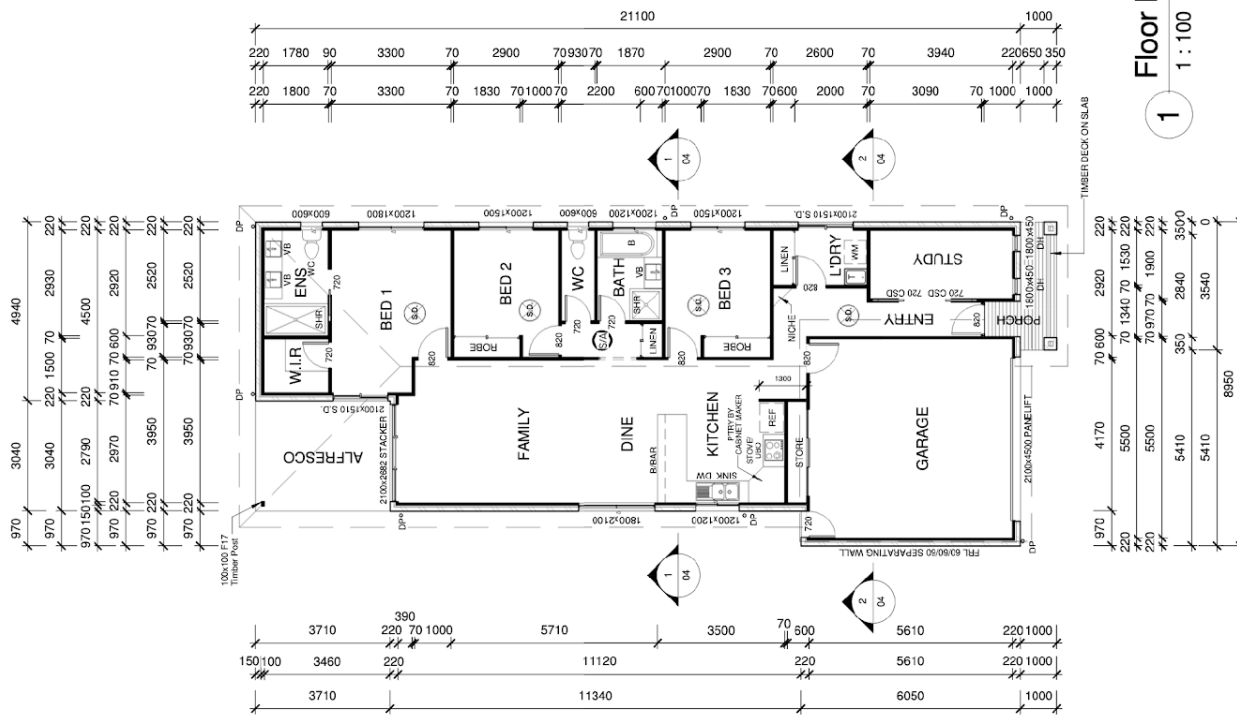
**PRICE:**  
\$585,000

**OPEN FOR INSPECTION:**  
N/A



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Area Schedule	
Name	Area
Living	128.5 m <sup>2</sup>
Garage	33.6 m <sup>2</sup>
Patio	11.3 m <sup>2</sup>
Porch	4.6 m <sup>2</sup>
178.0 m <sup>2</sup>	



No	Description	Date
5	WORKING DRAWINGS	4/5/17
6	SKILLION ROOF	12/5/17



PH. 3889 9612  
 1a/14 DUNTRON ST BRENDALE  
 PO BOX 82 STRATHPINE QLD 4500  
 QBCC Lic. 119 8316  
 THE CHANGES & ITS CONTENTS HEREMAN  
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**Notes:**

All construction methods to be in accordance with the building Code of Australia and all relevant Australian Standards.  
 All dimensions take precedence over scale.  
 All levels and dimensions to be verified on site.  
 All dimensions are written in millimetres U N O.



Floor Plan	
Sheet Number	02
Project number	17043
Drawn by	JM
Checked by	JM
Wind Category:	N2
Scale	1 : 100

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.

