



SOLD

QLD'S BEST VALUE FOR MONEY PROPERTY 9% RENTAL RETURN

For the Investor, with corporate tenants looking for high-end properties for their staff, this property would achieve around \$440/week. Where else can you get a 9% gross return on your money?

This home is designed perfectly for a couple or family with a caravan, trailer boat or camper van. Currently, with no swimming pool, it's the perfect set-and-forget for buyers seeking a home base in a great town to travel from. However, there is ample room for a swimming pool if you so desired.

Overlooking manicured lawns and tropical gardens with privacy fencing, this is a property you need to see to appreciate all the little things it has to offer.

Freshly painted ready to move straight into.

FEATURES INCLUDE BUT AREN'T LIMITED TO: THE HOUSE:

- 3 bedrooms all with air-conditioning, feature walls and 2 with built-in cupboards
- Front and rear covered decks
- Front deck measuring 10mtr x 6mtr roof and 6.5mtr x 4mtr floor space
- Back deck with BBQ area measuring 10mtr x 6mtr roof and 9.3mtr x 5mtr floor space
- 50mm insulated roofing to decks to keep you cool in the warmer months
- Renovated bathroom with separate shower and bath with heated bulbs and exhaust fan
- Separate toilet with exhaust fan
- Spacious modern kitchen with Westinghouse stainless steel dishwasher and extra storage cupboards
- Large open dining/lounge area off the front deck
- New ceiling fans throughout
- New power points in the lounge and kitchen
- New light and fan switches in bedrooms
- Freshly painted walls to living area and bedrooms
- Double-door linen cupboard in the hallway
- Security screens on external doors

3 BED | 1 BATH | 4 CAR

PRICE:
\$264,000

OPEN FOR INSPECTION:
N/A



Mel Morris
0487092679
melmorris@atrealty.com.au
www.atrealty.com.au