



# FOR SALE

## NANANGO - INVESTOR'S DELIGHT

More than just an investment!

Here's your chance to invest in a small acreage/semi-rural property located in Nanango, QLD only two hours from Brisbane and reap the benefits.

This 3-bedroom, 1-bathroom property is currently rented with great tenants on a fixed lease till November 2023 that would love to stay. Located on the edge of town and very handy to all amenities. The Block is 4047 square metres and with this much space the opportunities are endless. With the current housing crisis and demand for storage today, investors would be wise to seriously consider this property. Whether you you're looking for a great long term investment, to sub-divide and sell or to add another dwelling for increased income or just add a shed to save on storage this property could provide your solution.

The house Features:

- ~ VJ walls and 12 ft ceilings
- ~ Pot Belly Stove
- ~ Deck
- ~ Storage
- ~ Town and Tank Water
- ~ Septic system
- ~ Wheel Chair Access

Rates are approximately \$2660.00 per annum and rental income is \$300.00 per week. If you would like a copy of the current market analysis for rental properties in Nanango call or email Roz Tedge.

So don't miss out on this great opportunity. Act now and secure your future in Nanango!

3 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$340,000

OPEN FOR INSPECTION:

N/A



**Roz Tedge**

**0424653717**

roztedge@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



## 8 Goode Street, Nanango

This floor plan is not to scale. The dimensions, areas and layout are approximate. Therefore the plan should be viewed for illustrative purposes only.

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.