



**SOLD**

## IDEAL AS IS, RENOVATE TO LOVE EVEN MORE

This solid brick and tile unit is located in a small block of 6 at the end of a quiet cul de sac.

There is a single lock up garage and plenty of on street parking but it is also walking distance to a bus stop at the end of the street.

Prime position walking distance to Park Lane Shopping Plaza, Maryfields Park and children's playground and Groves Christian College. Logan Central Shopping Centre and access to the Logan motorway all within minutes drive.

Calling all investors - there is a long term tenant in place on a periodic month to month agreement paying \$300 per week. Median rents in the area now approx \$330-\$330 per week with high demand and low vacant rates so immediate income possible.

Perfect for first home buyers wanting to get into the market and stop paying rent or downsizers who value location and convenience.

A renovators delight so take advantage of the older style sizes of the living and bedrooms, the feature stairs and open plan living and dining with separate laundry and ample storage throughout. Potential plus this unit is only limited by your imagination and a bit of TLC to truly bring out its maximum charm and character.

There is a private fully enclosed rear courtyard which is low maintenance with artificial grass and tranquil and serene in this small block. An added bonus is the unit is placed on a large block which may have future possible redevelopment in the years ahead.

Snap this up quick it has position and potential and won't last long.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$267,000

**OPEN FOR INSPECTION:**  
N/A



**Sandra Sherratt**  
**0411298493**  
sandrasherratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)