

24 AARON STREET, BRAY PARK, QLD, 4500



SOLD

SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

NEAT AS A PIN - IDEAL HOME OR INVESTMENT!

Resting peacefully within a tranquil pocket in popular Bray Park, this neat and tidy 3-bedroom residence presents a fabulous opportunity. With a roomy open-plan layout and a large covered patio/carport, this inviting home ensures comfort and practicality for years to come for homebuyers, or a solid rental yield for astute investors, with an excellent long-term tenant currently in place. The property's convenient location puts residents close to local shopping centres, schools, parks, amenities, and recreational activities.

- *Tidy and original lowset 3-bedroom brick residence; quiet position, sunny rear-to-east aspect
- *Spacious open-plan living with air conditioning, separate meals area, functional design
- *Wide rear patio and double carport space, drenched with natural light, great for entertaining
- *Neat kitchen overlooks patio and yard, with electric cooktop and oven
- *Generous master bedroom with air conditioning, ceiling fan, built-in-robe
- *Bedrooms 2 and 3 with robes, ceiling fans, and good separation from the living areas
- *Tidy 2-way bathroom, separate shower, bath, and toilet; separate laundry opens to patio
- *Large, level and fully-fenced backyard, ideal for kids and pets; easement-free 600sqm block
- *Ample space for pool, shed, extensions; scope for granny flat development (STCA)
- *Great potential for those seeking to personalise, renovate or extend, and add capital value
- *Walk to IGA Local Grocer, Genesis Christian College, Les Hughes Sporting Complex
- *Minutes' drive to Warner Marketplace, Lawnton train station, Strathpine CBD
- *Excellent long-term tenant in place; current lease duration to August 2025, rent \$550pw
- *Neat and tidy property, ideal for potential homebuyers or investors alike

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE EMAIL ENQUIRY FORM ON THIS WEBPAGE, THANK YOU

Disclaimer:

1) In preparing this advertisement, we have used our best endeavours to ensure the information contained is true and accurate, however Brisbane Property Partners accepts no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent enquiries to verify

3 BED | 1 BATH | 2 CAR

PRICE:
\$708,000

OPEN FOR INSPECTION:
N/A



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Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 86.6 sqm
 EXTERIOR: 41.4 sqm
 APPROX TOTAL: 128 sqm
 LAND: 600m2

6 3 1 1



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.

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