



# SOLD

## QUALITY SMALL ACREAGE - OFFSET YOUR MORTGAGE PAYMENTS WITH UNIT INCOME

This is the perfect small acreage with the family home and a well appointed stand-alone unit situated in the township of Woollooga, QLD, Australia. The home is 3 bedrooms and has full length verandahs on both sides. There is a detached 1 bedroom unit (council approved) that can be used for extended family or as a rental to bring in extra money that you can put towards your mortgage payments. It has a separate access further up the street from the home maintaining your privacy while having a rental income of \$1000 per month to offset your mortgage repayments. This additional income makes this property a really affordable purchase option for many home buyers.

There is also a large fully approved Extreme Swim Spa for you to enjoy. This is no ordinary spa tub; not much change out of \$40,000 for one of these! The property is a fully fenced 9390 square metre block, giving you plenty of room with a separately fenced paddock. The fully fenced flat grassed paddock would be ideal for your animals or you may like to grow your own crops here. There is a good water bore complete with an electric submersible pump that is located in the paddock area and will provide an exceptional water supply for whatever you choose to do here.

The interior of the home has been lovingly maintained and includes a built-in wardrobe in the main bedroom, a dishwasher and polished flooring. The kitchen has a very convenient serving window servicing the outdoor entertainment deck. All bedrooms have sliding doors opening onto the deck. Security screens are fitted to all windows and sliding doors.

To make sure that the home is as eco-friendly as possible, it has been equipped with 6.6Kw solar electricity system and a solar hot water system. There are rain water tanks and a water bore ensuring the property always has a good water supply. A good variety of fruit trees are well established including large macadamia nut tree, exotic dragon fruit, navel orange, mulberries and guava among others.

This home is available to move in immediately so you can make it your own from the get-go. And with two garages, you'll have plenty of room to store vehicles, bikes and all your other toys. You may even consider building in another room underneath the home as there is ample room and ceiling height to accommodate this. The options this property provides are quite considerable.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$550,000

OPEN FOR INSPECTION:  
N/A



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