



**SOLD**

## INVESTOR SPECIAL!

Located within walking distance to Redcliffe High and Primary School, Redcliffe Hospital, Dolphins Central, parks and the waterfront, 111 Klingner Rd is hard to beat for convenience.

There's no need to renovate as there are modern tiles throughout, a spacious kitchen -complete with breakfast bar as well as a very neat bathroom.

- \* Three bedrooms, 2 with built-ins, 1 walk-in robe
- \* Modern bathroom with bathtub
- \* Ceiling fans in two bedrooms and lounge
- \* Open plan living, dining and kitchen
- \* Covered outdoor entertaining area
- \* Single lock up garage
- \* 640sqm fully fenced yard

With a tenant already secured for the next 12 months, (at \$390/wk rent), there is an ideal opportunity to to get into the Redcliffe market at today's prices and move-in in the future. Don't delay, call or email Mike to arrange an inspection today.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$480,000

**OPEN FOR INSPECTION:**  
N/A



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**DISCLAIMER:**

PLAN SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES

**Total Area: 116m<sup>2</sup>**

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.