



# FOR SALE

## MAKE ME OVER!

Ripe For Renovation – Vacant & Ready To Go!

Perfectly located across the road from the Redcliffe Dolphins entertainment & shopping precinct and only a short drive to the waterfront and CBD.

Positioned at the rear of the small block of 6 single level villa's, number 6 offers a blank canvas for the new owners to re-decorate to their own liking whilst adding value.

This pet-friendly unit features;

- internal access from the garage
- remote controlled roller door
- private front courtyard with new fencing on the way
- 2 built-in bedrooms, separate bathroom and toilet and a wrap-around courtyard at the rear
- Body corporate fees are \$2,080p.a.

Power bills will be a thing of the past with a 4.2kw back-to-grid solar system.

For the investor, a quick make-over should see a rental return of \$350/wk, climbing beyond this level with a complete renovation.

Don't delay, contact Mike today to arrange an inspection today.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

6/88 McPherson St, Kippa-Ring Qld 4021

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.