

**SOLD**

## ONE FOR THE SAVVY INVESTOR!

Look no further for the perfect low-maintenance high-yielding investment. Located in the most convenient of positions, walking distance to all amenities and public transport options has ensured a history of great long-term tenants and the current tenancy runs through to June 2025.

With a rental return of \$420/wk and low Body Corporate fees, this one really is an investors 'no-brainer'.

- Comfortable air-conditioned living and dining area
- Solid kitchen with timber benchtops & new oven/stove
- Balcony access front and rear with great cross-ventilation
- Separate bathroom and toilet
- Bathroom with separate shower & bath
- Solid, low maintenance double brick construction
- Oversized secure garage with laundry and workshop space
- Tenanted until 9th June 2025

Don't delay, the owners motivation for a sale has been reflected in the asking price - call Mike to schedule an inspection today.

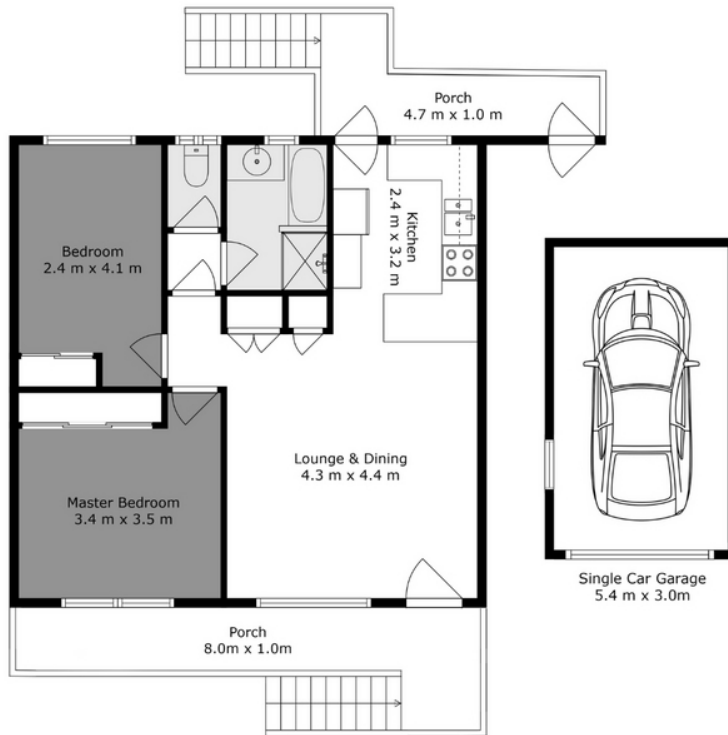
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$395,000

**OPEN FOR INSPECTION:**  
N/A



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**Homes4U**

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3/2b Andrew Street, Kallangur

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Total Scanned Area : 89.2m<sup>2</sup>

**SIMMS AGENCY.**  
TRADE PHOTO & STYL

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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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