



**SOLD**

## CONTEMPORARY FAMILY HOME OR INVESTMENT OPPORTUNITY IN DEEBING HEIGHTS

Located in a peaceful and modern estate, this beautifully designed home offers a functional floorplan with 2 living areas, quality finishes, and excellent investment potential. Built in 2022 on a low-maintenance 342m<sup>2</sup> block, this near new property is perfect for families or investors looking for a high-demand rental in a rapidly growing area.

### Property Features:

- 4 spacious bedrooms with built-in robes
- 2 modern bathrooms, including ensuite to master
- 2 separate living areas – ideal for families
- Contemporary kitchen with quality appliances
- Single lock-up garage with internal access
- Covered outdoor entertaining area

Property size: 189m<sup>2</sup>

Land size: 342m<sup>2</sup>

Built in 2022

### Investment Highlights:

Currently tenanted at \$540 per week until 11 July 2025

Rental appraisal: \$570 – \$600 per week

Approx. council rates: \$2,226 per year

Approx. water rates: \$1,720 per year

Located just minutes from Deebing Heights State School, local parks, Yamanto Central Shopping Centre, and public transport options, this home offers lifestyle convenience and solid long-term growth.

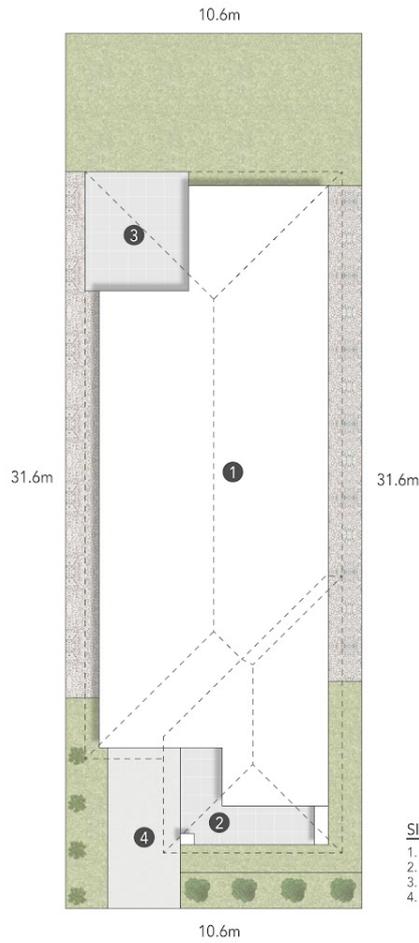
**4 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$685,000

**OPEN FOR INSPECTION:**  
N/A



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**SITE PLAN LEGEND**

- 1. Residence
- 2. Portico
- 3. Alfresco
- 4. Driveway

**124 Andy Way  
DEEBING HEIGHTS**

342 m<sup>2</sup>

4 Bed

2 Bath

1 Car

Internal: 162 m<sup>2</sup>

External: 27 m<sup>2</sup>

**Total: 189 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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.