



**SOLD**

## SELLER SEEKS ALL OFFERS OVER \$800,000 IMMEDIATELY

This low-maintenance property offers an exceptional opportunity for investors or families looking for a home in a rapidly growing region. Built in 2021 and set on a 400m<sup>2</sup> block, this well-designed home features spacious living, quality finishes, and is securely tenanted until May 2026.

Offering 183m<sup>2</sup> of internal living space, the home provides four generous bedrooms, two bathrooms including ensuite, and an open plan living and dining area with separate Lounge/Media room. Covered outdoor entertaining area with overhead fan.

### Property Features:

- 4 spacious bedrooms with built-in robes
- Master bedroom with ensuite and walk-in robe
- Open-plan kitchen, living, and dining area with separate lounge/media room
- Modern kitchen with quality appliances
- Air conditioning and ceiling fans throughout
- Covered outdoor alfresco area
- Single lock-up garage with internal access
- Fully fenced backyard on a 400m<sup>2</sup> block & House 183m<sup>2</sup>
- Built in 2021 – modern and low-maintenance

### Investment Information:

- Currently tenanted until 17/05/2026
- Rental income: \$600 per week
- Rental estimate available on request
- Council Rates: approx. \$601 per quarter
- Water Rates: approx. \$646 per quarter

### Location Highlights:

- Close to schools, parks, shopping centres and public transport
- Easy access to the Bruce Highway
- Located in a high-demand rental area with strong growth potential

### What's Good About the Area

- Family-friendly suburb

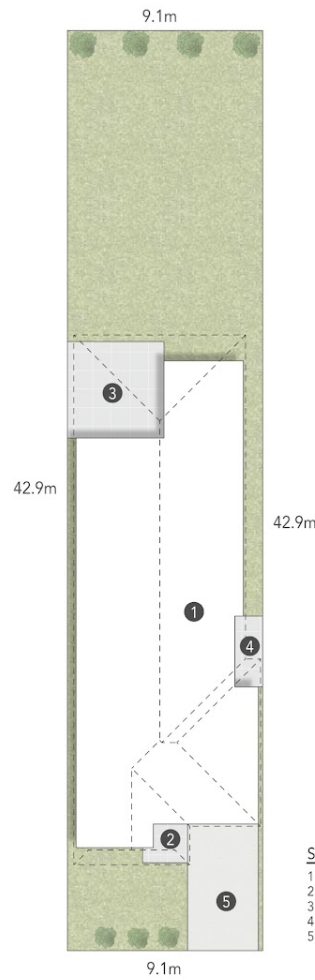
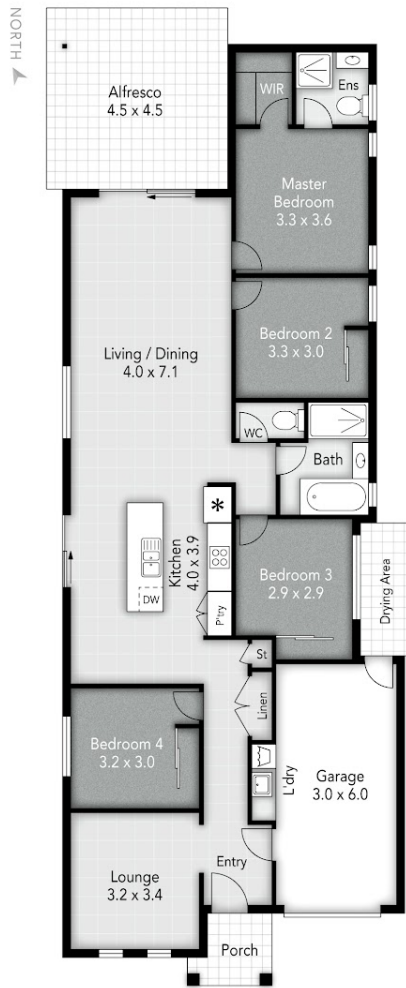
4 BED | 2 BATH | 1 CAR

PRICE:  
\$830,500

OPEN FOR INSPECTION:  
N/A



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**SITE PLAN LEGEND**

- 1. Residence
- 2. Porch
- 3. Alfresco
- 4. Drying Area
- 5. Driveway

12 Cox Drive  
MORAYFIELD

- 400 m<sup>2</sup>
- 4 Bed
- 2 Bath
- 1 Car

Internal: 160 m<sup>2</sup>  
External: 23 m<sup>2</sup>  
**Total: 183 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.