



**SOLD**

## PICTURE PERFECT PRESENTATION

Once in a while you see a tenanted property that is superior to one occupied by an owner, and this is that one!

Located in a quiet part of a large gated complex, this villa gives the feeling of standing alone on its own.

Any Investor would crave to have their asset in such fine fettle, and would no doubt offer a reward for that also.

Potential for profit is certainly one aspect of possessing this villa, as Brendale is rapidly lifting it's profile with a new medical centre on the horizon, and also to be in close proximity to a new University at Petrie in 2020.

Body Corp, Rates etc are pretty high, but the buy-in price is very low in comparison to land values in postcode 4500.

Train & Bus is an easy walk, and major shops, banks, medical, legal, accounting and eateries are only moments away.

Maybe this could be a great (hold now/live later) proposition for someone planning to semi-retire in the next 5-10 years?

Book an appointment or keep checking for an open day.

**3 BED | 2 BATH | 2 CAR**

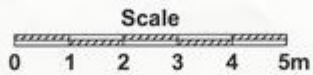
**PRICE:**  
\$265,000

**OPEN FOR INSPECTION:**  
N/A



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# Malbec



UNIT CONFIGURATION APPEARS IN  
CLUSTER DD AND CLUSTER BB.  
MIRRORED CONFIGURATION APPEARS  
ON OPPOSITE SIDE OF CLUSTER.



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.