



Boundaries and dimensions are approximate only
Interested parties should conduct their own independent enquiries



FOR SALE

OPPORTUNITY ON 607SQM IN PRIME LOCATION

Welcome to 12 Prince of Wales Parade. Situated in a prime location in Alexandra Hills, this property offers a unique opportunity on a large 607sqm block. This home is currently rented with a long-term secure tenant, this home offers a fantastic opportunity for 1st home buyers, investors or renovators. The home is well built and offers everything a family needs: privacy, security, space and comfort. The Alexandra Hills community offers one of the best suburban lifestyle experiences in the Redlands area. This home is a must to inspect!

Fast Facts:

- * 607 sqm block in prime convenient location
- * Solid brick home in good condition
- * Internal living area of 119 sqm, with options to expand
- * Good-sized bedrooms
- * Plenty of room for storage
- * Internal Laundry
- * Undercover outdoor entertainment area
- * Large fully-fenced, private and secure backyard, perfect for the kids or a future pool!
- * Side access to backyard
- * Single lock-up garage, easily upgraded to a future living space or bedroom!
- * NEW garden shed and slab at rear of the block
- * Storm water drainage upgrade, drainage trench now connects all downpipes and carries water efficiently to the street
- * New side fence (west-side of property)
- * Low-maintenance gardens

Tenancy Details:

Currently rented for \$590 per week. The tenant is long-term and has been there since 2021 and their lease ends on 12th of February 2027.

CLOSE BY FEATURES include:

- 500m to Alexandra Hills State School
- 650m to Alexandra Hills Shopping Centre
- 950m to Alexandra Hills State High School
- 1.3km to Vienna Woods State School
- 1.5km to Alexandra Hills TAFE

3 BED | 1 BATH | 1 CAR

PRICE:
AUCTION

OPEN FOR INSPECTION:
May 23 at 2:00pm - 3:00pm
May 30 at 1:00pm - 2:00pm



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12 Prince Of Wales Parade **ALEXANDRA HILLS**

3 | 1 | 1 | 119m² | 607m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.