



**SOLD**

## YOU CAN BANK ON THIS 6.4% RETURN!!

Cash flow positive this is the best portfolio buy of the year – renting for \$310 PW – this 3 bedroom home is situated in a perfect location only a short walk to the waterfront it has a fantastic occupancy rate!

3 Bedrooms, Built in Robe, Ceiling Fans  
Two Way Bathroom, Separate Laundry with Large Linen Cupboard  
Air-conditioning to Main Bedroom & Living Room  
Kitchen with Electric Oven, Plenty of Bench Space  
Separate Carpeted Lounge Room, Connecting to the Dining Area  
Curtains, Security Screens & Fly Screens Throughout  
Large Enclosed Entertaining Area for Indoor/Outdoor Living  
Garden Shed, Single Lock Up Garage, Perfect for Storage or Workshop  
Level 608m2 Block  
Town Water & Sewer

This is hot so don't wait – close to all amenities you will never regret this buy ever!  
This property is tenanted so 48hrs notice is required to inspect.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$270,000

OPEN FOR INSPECTION:  
N/A



**Cindy Borissow**  
cindysella@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 5 SANDMAN CT, DECEPTION BAY

**DISCLAIMER:** ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.

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.