



# FOR SALE

## INVESTMENT/DEVELOPMENT OPPORTUNITY ON 607SQM GOOD QUIET LOCATION!

Inspections by Appointment

Situated in a quiet Cul-de-sac, this low set refurbished Brick Post War Home on a good level 607sqm block with a 15.8m frontage and 40.1m length, is presently leased, with an excellent tenant in place. Lease expires in June, 2017 but tenant very happy and would like to stay. Opportunity here also, for first Home Owners to inspect!

Ideally located, convenient to Toombul Shopping Centre, excellent Schools & Colleges, Parks & Playing Fields, Bus & Rail Transport, and within 15 minutes of the City and only 8 minutes to the Airport. The Clem 7 tunnel and Airport Link provide easy access to the Domestic & International Airports and both the Gold and Sunshine Coasts.

Other features Include:

- 3 Good sized Bedrooms (2 built in)
- 1 Bathroom with separate Toilet
- Modernised Kitchen with breakfast Bar
- Separate Lounge & Dining
- Private Front Sun Room/Deck & Porch
- Lovely North/East Aspect with cool bay breezes
- Fresh neutral decor throughout \* Polished Floors
- Split system Air conditioning
- Laundry Room with storage
- Covered Rear Entertaining Area
- Garden Shed & BBQ
- High Fencing around property
- Safe grounds for Children & Pets
- 1 Lockup Garage + Storage
- Double carport + Offstreet Parking
- Good level 607sqm block
- Wide 15.8m Frontage x 40.1m Length
- BR3 Low medium residential Density

3 BED | 1 BATH | 2 CAR

PRICE:

Offers \$590,000

OPEN FOR INSPECTION:

N/A



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