

Sold

Labrador



## A Fantastic Investment Opportunity

One of the more sensible and practical designs you'll come across for a property of this calibre - the architect certainly knew what they were doing. Walking through you'll instantly experience a feeling of airiness and brightness about it that cements the comfort factor and cheerful vibe it gives off. Every room has its own sense of purpose and privacy, yet the whole abode flows so well that nothing seems wasteful, disconnected or compromised. This really is one to add to your portfolio if you're the avid investor or looking to get a foothold on an asset base. It caters for a vast array of people from many walks of life and is conveniently located in an area that provides a sizable amount of opportunities for work, schooling, study, fitness, entertainment and dining.

The locale itself boasts not only an Aldi's but an IGA-Express too. You'll also find several boutique stores and salons, a number of cafes and takeaway outlets, early learning centres, high level gyms and sports centres and reserves and parks for those with children or pets or who just enjoy a stroll among nature. There is also the GCCC Teaching Hospital as well as the Griffith University AND to top it off - a very short drive will get you to the beach and the Broadwater where even more wonderful places can be found to enjoy a drink and a bite to eat with incontestable, majestic views.

That is how this thoughtful home presents itself and ties into the possibilities of its surrounds. And much like that sumptuous meal you can enjoy by the water at sunset, it allows every course and component to

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Price	SOLD
Property Type	Residential
Property ID	179

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sing its own tune whilst all coming together to form a perfect symphony.

Property Features Include:

- 3 bedrooms or 2 bedrooms + study
- Impressive kitchen with stainless steel appliances includes; 4 burner electric stove top, rangehood, dishwasher, double sink, oven/griller and stone look bench tops
- Nearly every room outfitted with air-conditioning or ceiling fans
- Main living, kitchen and dining areas fully tiled for simple cleaning and to save on cooling costs during the hotter months
- Master bedroom with balcony and en-suite including; shower, toilet, sink and vanity
- Separate bathroom with shower, bath, toilet, sink and vanity
- All bedrooms fitted with built-in robes
- Comfortable outdoor area for entertaining with undercover section and garden
- Single remote controlled lock-up garage with tandem parking and a visitor parking space directly in front of the unit

\* Currently leased at \$450pw with a gross yield of roughly 6.0 - 6.5%

\* Occupants are very friendly, respectful, reliable, neat and tidy and have expressed full intention to stay on long-term

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*