

## Calling all investors!

Price : SOLD

4 1 0

If you are after an investment house that is offering great returns and has a long term tenant in it, well this one is definitely for you! Offering 14% gross rental yield!

The current owners have fully renovated inside the house and tidied the yard to be a low maintenance tidy property. They have also installed new security screens on most windows to add extra security for the house.

The fully renovated inside of the house offers plenty of space. There are 4 bedrooms which 3 of them have newly installed reverse cycle air-conditioning; the fourth bedroom can either be used as a bedroom or a second living area.

The bathroom is conveniently located central to the bedrooms, and has lovely white subway tiles, and the flooring has new shiny epoxy flooring. There is a shower over the bath, nice white vanity and mirror also in the bathroom. The toilet is situated in a separate room at the rear of the house.

The kitchen area has been tastefully renovated with new cabinetry installed, freshly painted and new hard wearing epoxy flooring throughout. The kitchen offers ample storage space for the biggest of families, a 4 burner gas stove and a range hood.

The living area is a large L shape design with the dining and lounge room together, there is a large reverse cycle air-conditioner servicing this area, and consists of the hard wearing epoxy flooring and also a carpeted area as well.

The laundry is situated at the rear of the house offering plenty of space for extra storage.

The outside also has some great features, there is a large concreted back veranda area, offering a great space to sit outside and relax, and a large securely fenced back yard. There is a little garden shed in the back yard as well offering great outdoor secure storage.

The current tenants are paying \$350 a week, and are on a long term lease, offering an investor a massive return. Call the store to book your inspection.

Inspection by appointment only

This information has been obtained from our vendors and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

## Inspections by appointment only

Please contact the agent for a private inspection

Representative

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**Schute Bell**  
Property



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