



## PRIME LOCATION, STRONG RENTAL DEMAND, AND FUTURE GROWTH AWAIT THE SMART INVESTOR

This modern 3 bedroom, 2 1/2 bathroom single garage Townhouse offers lucrative income potential for the smart Investor looking to capitalise on outstanding market growth and pent-up demand being experienced in this tight rental market. In fact, since this property was built, it has never been vacant. The owners benefit from insatiable rental demand with quality Tenants ranging from Health Professionals, Accountants, Teachers and other Essential Workers in this thriving community, and now you can too. Currently tenanted at \$460/wk plus water until 21st March, 2026.

Picture yourself owning a quality property in this thriving location, where every essential amenity is so close from a Shopping Complex, Major Supermarkets, Child Care Centres, Schools Primary to High, TAFE College, Hospital, Train and so much more.

Seize your window of opportunity to enter the property market right now knowing that you're making a wise investment in your future, while embracing the affordability and potential gains of homeownership, in one of South-East Queensland's most sought-after suburbs about halfway between Brisbane and the Sunshine Coast.

With the promise of the 2032 Olympic Games, now is the time to secure your foothold in the market benefiting from insatiable demand for affordable rental properties, as the region gears up for this monumental event.

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**Price** SOLD for \$552,000  
**Property Type** Residential  
**Property ID** 11318

### AGENT DETAILS

Colin Street - 0417 795 853

### OFFICE DETAILS

Sippy Downs  
 Shop 2B/1 Chancellor Village  
 Boulevard Sippy Downs, QLD,  
 4556 Australia  
 07 5445 6500



Importantly, a very affordable Body Corp fee of \$1772.72 per year, which is about \$34.09/wk includes Insurance on the building, and ensures a well-maintained premises giving you peace of mind regarding your smart asset for years to come. Don't delay, CALL NOW to start your due diligence process.

We doubt this lucrative property will be on the market for long. All written offers will be submitted to the Seller for discussion and a Disclosure Statement will be provided to every Buyer / Investor enquiry.

\*Disclaimer - We have made our best endeavours to provide accurate information. We accept no responsibility for any errors or admissions. Buyers are encouraged to do their own research.

\*\* Please note that some photographs have had virtual furniture inserted to respect the tenants privacy \*\*

*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.*