







NEW & MODERN INVESTMENT OPPORTUNITY SHOWING OVER 5% GROSS RETURN

3 2 2 280m2

Price	SOLD for $553,000
Property Type	Residential
Property ID	5733
Land Area	280 m2
Floor Area	114 m2

THE ESSENTIALS

- Home Built in 2021 to a High Standard
- Excellent Tenant in Place for 12 months (April 2024) at $550 a week - Gross Yield excluding Depreciation of Over 5%
- Tax Depreciation Schedule of $9,200 a Year (Available on request)

Welcome to a modern new 3 bedroom house in Morayfield. This property is perfect for investors looking for a high return with a great tenant in place.

Located in a peaceful and family-friendly neighborhood, this property boasts modern finishes and ample space for comfortable living. The house features three well-appointed bedrooms, each with built-in wardrobes and ceiling fans. The master bedroom comes complete with an ensuite and a walk-in wardrobe.

The open-plan living area is perfect for entertaining guests or spending time with family. The kitchen is equipped with modern appliances, including a electric cooktop and a dishwasher, and features a spacious island bench. The living area also opens up to a covered outdoor entertaining area, providing the perfect space for alfresco dining or relaxation.

Other features of this property include air conditioning in the living area and a double garage with remote access. The house is situated on a low-

AGENT DETAILS

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OFFICE DETAILS

North Lakes
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maintenance block, allowing for easy upkeep and minimal fuss.

Currently, the property is leased to a great tenant who takes pride in the home and maintains it to a high standard. This makes it a fantastic investment opportunity, with a high return and minimal vacancy periods.

Located in Morayfield, this property is within close proximity to a range of amenities, including schools, shops, and public transport. With its modern features, great location, and attractive returns, this property won't be on the market for long. So, don't hesitate and secure your future investment!

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