

## 10 Arburry St, Brassall, QLD 4305

Offers Over \$800,000

House 4  2  2 



### Private inspections Only

If you are looking to add another to your portfolio - then look no further.

An outstanding opportunity to secure a modern, low-maintenance investment delivering a strong rental return of \$580 per week. This well-appointed 8-year-old home offers space, quality and functionality that outshines many newer builds in the area.

Designed with generous living zones and a flowing floorplan, the home sits on a fully fenced block and provides ample room for families, making it highly attractive to long-term tenants. Quality inclusions and recent upgrades enhance both comfort and appeal.

Currently tenanted until 25 October 2026, this is a genuine set-and-forget investment with immediate income and future growth potential.

#### Property Features:

- Modern, flowing floorplan
- 4 spacious bedrooms
- Master bedroom with ensuite
- Large main bathroom
- Air-conditioning to the main living area
- Ceiling fans throughout
- Stylish kitchen with plus stainless steel appliances (new stove and hotplate and Dishwasher)
- Fantastic sunny aspect with undercover alfresco entertaining
- Fully fenced yard
- Large double garage

Ideally positioned close to public transport, shops and local amenities, this property presents a compelling opportunity for investors seeking strong returns, tenant appeal and long-term value.

A standout investment that simply doesn't compare to others in the area.

#### Listed By

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Open for Inspection

By Appointment.

