

**11 Titan Ct, Boronia Heights, QLD 4124****Sold - 5/04/2020**House 3  1  1 **WINDING UP AFFAIRS - TO WIND DOWN - CONTACT AGENT FOR PRIVA**

The sellers are nearing retirement and need to have their financial affairs in order before EOFY and liquidating this investment property is high on the priority list. The clock is ticking and selling in this financial year is crucial to their plans.

**Open for Inspection**

By Appointment.

Whether you want a place to call home or start your investment portfolio this quiet cul-de-sac home could be your next move. With excellent "bones" it would still benefit from some enhancement - add your personal stamp and add value at the same time.. Currently tenanted till 17 June 2020 with tenants wanting to stay and currently paying \$350 per week it's a great start to your immediate future if you are an investor but equally suitable if you want to occupy.

If a good location is important to you, this home is close to Boronia Heights State School, a comfortable walk to Park Ridge High School and approximately 200m walk to the Boronia Park Shopping Centre with IGA, Pharmacy and Medical, restaurants and specialty stores. If that's not convenient enough - there's a bus stop, childcare centre and parkland at the end of the street. In addition, a short drive away is the Park Ridge Town Centre and easy access to main roads and motorways.

**Features**

- \* Split System Air-Con in living
- \* 3000l Rainwater Tank
- \* Ceiling fans in living and bedrooms
- \* fenced 705 m2
- \* Drive through lockable carport
- \* side access
- \* Large Back Patio that catches Winter's sun

Don't be sorry you missed out – make your future your present and make that call today!.

NOTE: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

**Listed By**

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