

32 Katie Way, Raceview, QLD 4305**Sold - \$332,000**House 4  2  2 **INVESTOR ALERT: \$370/WK RENT APPRAISAL = POTENTIAL 5.6%+ REN**

This solid lowset brick home is set on a manageable 473m2 block in an extremely popular area of Raceview, and I challenge you to find a better value home in today's booming property market. With tenants in place and a rental appraisal of up to \$370 per week and vacant possession available, this is a great opportunity for investors and owner occupiers alike.

Open for Inspection

By Appointment.

Step through the front door into the air-conditioned lounge room, which provides you with an excellent view of the front yard and sits adjacent to the tiled dining room. Overlooking this space is the kitchen, where you will find an abundance of storage (including a double door pantry), electric appliances, dishwasher and an ample fridge space.

There are four bedrooms in total, the master bedroom with an air-conditioner, walk-in wardrobe and stylish ensuite, and the remaining bedrooms have built-in wardrobes and ceiling fans. Servicing these is the large family bathroom with a separate shower and bathtub, and a conveniently separate toilet with the laundry located nearby. There's plenty of storage throughout the home including two linen cupboards and a broom cupboard, ensuring that you have all the space you could ever need.

The dining room provides access to the enormous covered outdoor area via sliding glass doors. There aren't many homes in the area that have an outdoor space this impressive, and it will most definitely come in handy when entertaining guests. There's enough space out here for multiple outdoor settings plus a pool table, or maybe you'll put a spa in as previous owners have in the past! You can even access the area beside the home via double gates, which with some very minor adjustments would be a great place to park the trailer or caravan.

Keep the daily drive safe and sound in the remote double lock-up garage, and you can have peace of mind whether you are home or away thanks to full security screening to all windows and doors. Close to everything you could ever need, you'd be hard pressed to find a home in a more desirable location than the beautiful suburb of Raceview.

The list of what's just a short drive from the home includes: a childcare centre, quality schools for the kids, convenience store, fast food take away, service station, dental clinic, post office, butcher, hockey grounds, football grounds, parklands, various public transport, highway access ... the list goes on! And the list will continue to grow as our great city is developed

There are currently tenants in place on a fixed term lease until the end of March 2021 who would look at staying on (and a rental appraisal of up to \$370 per

Listed By

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