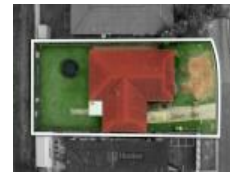


32 Murrumbidgee St, Hillcrest, QLD 4118

Sold - 26/12/2021

House 4 2 1



A SMART INVESTMENT OR A SPACIOUS NEW HOME

The choice is yours – with excellent long term government backed disability support tenants who are nearing the end of their current lease but wanting to remain, so, your investment income is assured into the future. However, if you are searching of a new home, this property will be available to owner occupiers at the end of the lease.

Located in a high growth, highly sought after suburb, this home is in an established quiet neighbourhood enclave.

An open plan living and dining area and a well-appointed centrally located kitchen provide a hub for this light and airy residence.

The home is set on a fenced 450m2 allotment backing onto the railway preserve, so no back neighbours and only the occasional train. The low maintenance back yard is well grassed and would be ideal for backyard cricket or football.

Open for Inspection

By Appointment.

A raft of features include:

- split system airconditioned living areas
- easy care hard flooring
- master bedroom with heaps of robe space and renovated ensuite
- single lock up garage with laundry
- flyscreens to all windows and security doors
- sheltered outdoor entertaining area
- ceiling fans
- Bedroom 2 wired for use as a study
- extra-large hot water system

Homes of this size and quality do not last in the current market so don't delay, there will be no weekend open homes and only one per weekday.

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

Sharon Booth

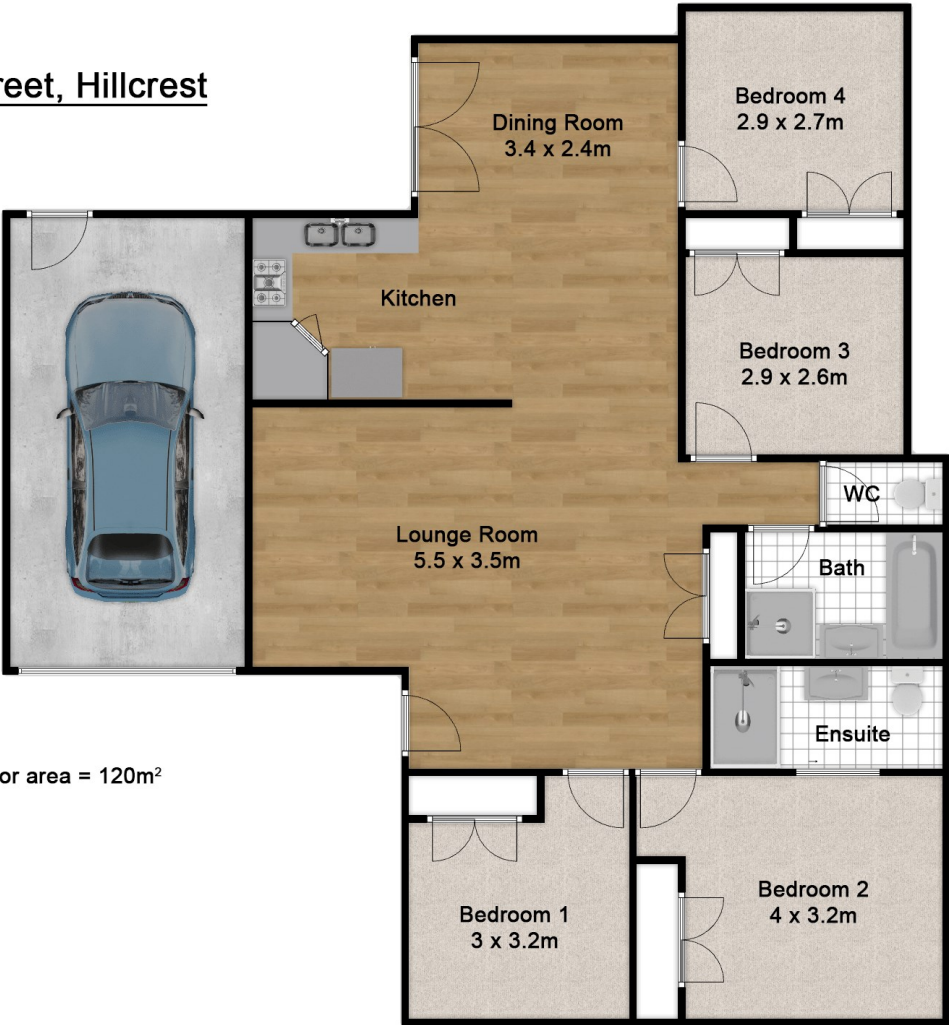
Phone: (07) 3380 0000

Mobile: 0411 869 792



Floorplan

32 Murrumbidgee Street, Hillcrest



Total approximate floor area = 120m²

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, shown have not been tested and no guarantee as to their operability or efficiency can be given.