

7 Birrell St, Leichhardt, QLD 4305

Sold - \$388,500

House 4 1 2



## SHEDS + 3 CAR + 4 BEDROOM HOME ON 860 M2

Please view our floor plan to start selecting how you will make all this work for you and yours.

- 1 MODERN, SPACIOUS KITCHEN WITH 6 MONTH OLD DISHWASHER!
- 1 TRADITIONAL BATHROOM.
- 1 OPEN PLAN LIVING ROOM COMPLETE WITH TIMBER FLOORS, AIR CONDITIONING AND ACCESS TO YOUR FRONT VERANDA
- 4 CONSIDERABLE BEDROOMS
- 3 AIR-CONDITIONERS

OUTDOORS CONTINUES TO DELIVER.

What will you do to value add to this property? Please request drafted plans for conversion of the existing shed.

A prefect space to sit out with family and friends and light the brazier, work on the car project and just be home and live it all your way.

- 8.5 M X 5.5 M Shed. (With workshop space at the rear)
- 8 M X 3 M X 2.5 M Annex off the Shed.
- Rear yard access.
- Carport for the Park and Go.
- 2 X 5,000 Litre Water Tanks.
- Secure flat yard, well fenced and secure.
- Flood free location.
- NBN to the curb.

### INVESTORS

Our vacancy rate is zero.

Your rates as an investor are \$508.95 per quarter with the Ipswich City Council

The projected rental return is \$390 per week to \$400 per week.

Thank you for providing a home to our local community.

### Listed By

Helene Shephard

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Open for Inspection

By Appointment.

