

2/18 Lagoon Ct, Churchill, QLD 4305

Sold - \$335,000

House 3 1/2 2 1/2



ATTENTION INVESTORS.

This property is positioned to future proof your investment. Built in 2016, the two-level brick property is an ideal set and forget.

Open for Inspection

By Appointment.

The location is 2.8 km to the Southern University of Queensland. 4.3 km to the hub of the CBD of Ipswich. 8.2 km to the super RAAF base of Amberley. 2.8 km to the Cunningham Highway which connects to the Western Suburbs. On a fixed lease and the return is \$320 per week.

The projected rental return for the end of the current lease is \$340 to \$370 per week.
Please view the aerial photos to confirm your exceptional position.
The floor plan reveals the layout.

Start date of the fixed lease - 15/02/2022 to 13/02/2023.
Ipswich City Council rates are \$508.95 per quarter.
Urban Utilities are approx. \$285.76 per quarter.
Insurance is approx. \$597.00 per annum.

Please note the photos online are when the property was vacant. We respect the tenant's privacy
Please call to book your private viewing.

GROUND LEVEL -

Step inside and be welcomed with modern style throughout your open plan living, dining and kitchen. The heart of the home delivers a space for entertaining and comfort. With ample room, your tenants enjoy the air conditioning.
Your kitchen is complete with electric cooking, dishwasher and pantry.
The ground level also features a laundry with external access and an extra toilet.
Rear patio is undercover

FIRST LEVEL -

Yes, internal access to the elevation and private sleeping quarters. Views to the sky and the flow through, elevated breezes are most welcome

Listed By

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