

54 Briggs Rd, Raceview, QLD 4305

Sold - \$340,000

House 3  1  1 



## MOVE IN READY WITH A SHED

This entry level house presents an opportunity to secure a liveable home on 696 m2 in a location that is commuter friendly. This home offers you vacant possession right now.

As an investor your rental return is set at \$420 to \$440 per week.

This location assures you a strong future and space to value add to. Make no mistake this is a smart move! Please view our floor plan to start selecting how you will make all this work for you.

### INSIDE:

Open plan living space presents with air-conditioning.

Light filled kitchen with gas cooking and storage.

3 bedrooms. Air-con to the main bedroom.

Modest bathroom presents with shower over bath and W/C.

Internal laundry with 2nd toilet.

Built in 1962.

NBN Fibre to the curb.

Ipswich City Council Rates approx. \$581.06 per quarter as an investor.

Urban Utilities are approx. \$475.95 as an investor.

### OUTDOORS CONTINUES TO DELIVER:

Independent access to the carport.

The lifestyle rear patio is 7.2m x 5.4m complete with power and where you will find a quiet space to unwind and just be at home.

Independent drive way access to the Shed.

Secure flat yard and well fenced.

Flood free in 2011.

### LOCATION:

- 3 min drive to University of Southern Queensland.

- 4 min drive to Bremer State High School

### Listed By

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**Open for Inspection**

By Appointment.

