

27 Sutton St, Churchill, QLD 4305

Sold - \$290,000

House 2 2 1 1



## PERFECT INVESTMENT OPPORTUNITY

- CUTE AND COSY CHARACTER COTTAGE
- NESTLED IN QUIET STREET
- TENANT IN PLACE PAYING \$300 P/W
- LOW MAINTENANCE PROPERTY
- AWESOME SIZED 651M2 BACKYARD
- CLOSE TO EVERYTHING
- ONE OFF OPPORTUNITY
- GET YOUR FOOT IN THE REAL ESTATE MARKET

Open for Inspection

By Appointment.

Are you looking for your first home, your next investment opportunity or just trying to get your foot in the real estate market? Well you definitely won't want to skip past this awesome opportunity.

Nestled on a great sized 651m2 block, this cute and cosy cottage would be the perfect property to add to your portfolio. Investors please be advised there is already a great tenant in place paying \$300 per week on a periodic lease who would love to stay. Please keep in mind our rental appraisal indicates that this property could secure you an awesome \$320-\$340 per week.

As you enter this property you will be greeted to a lovely entry room that follows through to a long, carpeted lounge room. Through access from the lounge room is a gorgeous covered front porch where you will be able to sit and enjoy your morning coffee.

Adjacent from the lounge room is the eat-in kitchen with enough bench and cupboard space to live comfortably.

Showcased in this floor-plan are 2 carpeted bedrooms with more than enough space for wardrobes if required. Found between these bedrooms is the modern bathroom boasting a separate toilet. Buyers will also appreciate that adjacent to this area is the separate internal laundry.

Outside you will be greeted to a lovely covered patio. Buyers will be able to kick back and relax whilst admiring the gorgeous views. This property boasts an awesome sized backyard for your children and pets to play and run free.

As for car accommodation, there is a single carport located on the right side of the property to protect your vehicle from the weather.

### Listed By

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