

1/7 Battersby Street, One Mile, Qld 4305



Sold House

Thursday, 17 August 2023

1/7 Battersby Street, One Mile, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 361 m2

Type: House



William Teys

\$360,000

• INSURANCE QUOTE \$2800 YEARLY • HOUSE UNTOUCHED BY FLOOD WATERS • TENANT PAYING \$340 P/W TILL 7th MARCH 2024 • COUNCIL RATES APPROX \$420 PER QUATER • WATER RATES APPROX \$320 PER QUATER • 10 MINUTES TO IPSWICH CBD • 2KM TO IPSWICH SOFTBALL FIELDS • 500M WALK TO LOCAL BUS STOP • SHORT COMMUTE TO LOCAL SCHOOLS • INVESTMENT GROWTH AT YOUR FINGERTIPS • NO BODY CORP

Are you looking for an investment, well let me introduce you to the area of One Mile. This area once designed for easy access to Amberley Air Base for Airforce personal. However fast became popular due to affordability and proximity to Ipswich as it was as the name states 1 mile to Ipswich CBD. Due to this demand the area has had a number of bus services implemented a fantastic Golf Course that also caters for all sorts of functions and local schools. The property is currently under the market value for rent at \$340 making a 4.5% rental yield, However with a little tidy up of paint carpet and some other fixable issues the rent could be increased. Flood waters where close to the property however there has never been a flood claim at the property by the current owner in either 2011 or 2022 floods. So, stop looking and give William Teys 0401 373 320 a call today to arrange an inspection. DISCLAIMER: Crowne Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.