

# 108 Sunbird Drive, Redbank Plains, Qld 4301

## House For Sale

Tuesday, 19 March 2024

108 Sunbird Drive, Redbank Plains, Qld 4301

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



John Schlamm

0421230977

## Offers Over \$629,000

This low maintenance modern near new home is just over 2 years old and is within walking distance to a plethora of local amenities, including the highly regarded Staines Memorial College and Fernbrooke State School. This is the ideal opportunity for those looking to be located within one of Queensland's fastest-growing communities. Featuring the classic 4 bed, 2 bathroom, 2 garage configuration which is what the vast majority of buyers in this area are looking for. The kitchen is a good size with plenty of bench and storage space. A sliding door from the family area opens up to the covered entertaining area and fully fenced and level rear yard. The bathrooms in particular are well appointed and above typical standard for this type of property. All four bedrooms are carpeted, have ceiling fans, and built in wardrobes - with the master bedroom also having a very smart ensuite. The current tenants lease ends on the 27th March (but may extend on a week to week basis), so there is great flexibility for either an owner occupier or investor to purchase. Properties in the area are renting out very well still, so finding a new tenant shouldn't be too difficult. As the property is only a couple of years old, there is also plenty of time left to be able to claim depreciation. Features you will love:

- Modern near new home
- Open plan kitchen, dining and lounge room
- Cover rear outdoor patio area
- 4 spacious bedrooms (master with ensuite & WIR)
- Water - Approx \$400 pq
- Council Rates - Approx \$500 pq

Currently Rented for \$500 per week - updated rental appraisal - \$570-630 per week

Inspections are easy to arrange, so just give me a call, or come along to an open home, however a house like this is unlikely to last long, so give John Schlamm a call on 0421 230 977.