

108 Waterfront Drive, Karalee, Qld 4306



House For Sale

Thursday, 14 March 2024

108 Waterfront Drive, Karalee, Qld 4306

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 4764 m2

Type: House



Peter Evans
0733693651



John Rohde
0733693651

Offers Over \$765,000

* Information about outgoings, rent return and how to make an offer can be found towards the bottom of the advert blurb

*Inspection Information: For inspections, meet at the top of the driveway on Waterfront Drive. Nestled on a generous block, this dual occupancy home offers the perfect blend of tranquillity and investment potential. Boasting excellent rental returns and currently tenanted to July 2024 for \$750 per week, this property promises financial stability. With its spacious layout and serene surroundings, seize the opportunity to own a slice of Karalee's hidden gem. *sheep not included*

*Property Details: 4,764m² battle-axe block Built 2015 approx Private block backing onto nature strip next to Brisbane River No rear neighbours Split into two attached dwellings with completely separate access to each Unit 1 - 3 bed, 2 bath, 1 car Unit 2 - 2 bed, 1 bath, 1 car Large shared fenced yard BioCycle System - www.biocycle.com.au Gas hot water Security Screens Air-conditioning Ceiling fans Fitted wardrobes Stainless steel kitchen appliances

Location: Karalee Shopping Village (Coles + Woolworths) - 7 min drive Tivoli Drive in Theatre - tivolidrivein.com.au - 10 min drive Karalee Tavern - 6 min drive Karalee Kindergarten and Early Years Learning - 3 min drive Costco Ipswich - 14 min drive Public BBQ Area on the river - (Joseph Brady Park) - 9 min drive Colleges Crossing & Boat Ramp - 10 min drive Lake Manchester - 25 min drive Ipswich CBD - 15 min drive Brisbane CBD - 45 min drive

School Zones: Karalee State School (Prep to Year 6) - 4 min drive Ipswich State High School (Year 7 to Year 12) - 15 min drive

Rental: Currently rented as one property until 18/07/2024 for \$750.00 per week Rental Appraisal: \$750.00 - \$800.00 per week unfurnished

Costs: Council Rates - \$1,165.00 per quarter approx Water - \$230.00 per quarter approx

Interested in making an offer? At JJ Property, we ensure transparency with our online offer portal. You will be in the loop throughout the process, know if your offer is the top offer and know when bids are closing. Contact us or copy and paste this link to get started: <https://shorturl.at/kxFR9>

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