

11/46 Buchanan Circuit, Oxenford, Qld 4210

Townhouse For Sale

Wednesday, 29 May 2024

11/46 Buchanan Circuit, Oxenford, Qld 4210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 176 m²

Type: Townhouse



Alex Wild

0755295103

Offers over \$710,000

Seize this prime investment opportunity with a contemporary, low-maintenance townhouse located in the sought-after area of Oxenford. This property is perfect for investors seeking a solid return and hassle-free tenancy.

Key Features:

- 3 Generous Bedrooms: Each bedroom comes with ceiling fans and built-in robes, offering ample storage and comfort for tenants
- Modern Living Space: The downstairs area features a sleek, modern kitchen and an inviting living room, ideal for relaxation and entertainment
- Home Office/Study Nook: Includes a separate study nook or home office space, providing versatility for working from home
- Split System Air-Conditioning: Enjoy year-round comfort with air-conditioning units installed both upstairs and downstairs
- Master Suite: The spacious master bedroom boasts a walk-in wardrobe, an ensuite, and a charming small balcony
- Double Garage: Secure double garage with a separate laundry room, adding to the convenience and functionality of the home
- Secure Lease: New lease signed until June 6th, 2025, with wonderful tenants providing a solid return of \$650 per week
- Body Corp Approx - \$1528 per quarter INCL building insurance.

Prime Location:

- Close to Amenities: Just a short distance from Helensvale Westfield and Helensvale Train Station, offering easy access to shopping, dining, and transportation
- Convenient Shopping: Walking distance to Pacific Pines Coles, making daily errands a breeze
- Educational Facilities: Surrounded by numerous schools, including Jubilee Primary School and Gaven State School, ensuring strong rental demand from families

Investor Highlights:

- Strong Rental Yield: Secure an impressive return of \$650 per week
- Long-Term Tenancy: Peace of mind with a lease secured until June 2025
- Low Maintenance: Modern construction minimizes upkeep costs and maximizes rental appeal

This townhouse is not only modern and stylish but also designed for easy maintenance, making it an ideal choice for investors. The property's excellent location in Oxenford ensures strong rental demand and consistent returns. Don't miss out on this fantastic investment opportunity in Oxenford. For more information or to schedule a viewing, please contact Alex - 0458 000 888

Disclaimer: We have in preparing this information, used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein.