

# 11 Lavender Crt, Bray Park, Qld 4500

## House For Sale

Saturday, 13 April 2024



11 Lavender Crt, Bray Park, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Greg Deane  
0732056633

## OFFER'S OVER \$750,000

This low-set family brick home is just what you've been looking for! Positioned on a 600m<sup>2</sup> block, featuring separate tiled dining, carpeted living with air-conditioning as well as ceiling fans, four carpeted bedrooms all with built-ins, main with ensuite and ceiling fan - there really is room for everyone. With a large covered outdoor patio and enough fully fenced yard space left over for a pool or shed the potential is endless. Photo's are for advertising purposes - property is currently occupied. Property Features Include - but are not limited to:- Spacious fully fenced yard with large undercover patio- Ceiling Fans in the main living areas and main bedroom- Air-conditioning- Carpeted bedrooms with built-in wardrobes- Main bedroom with ensuite- Double lock-up garage- Property is currently tenanted until September 2024 receiving a weekly rental return of \$610/wk Expected rental return is \$640-\$670/wk Combining both quality and convenience, this home is positioned in a family-friendly neighbourhood with close proximity to everything you need! Location:- 6 minutes drive from Warner Market Place, Les Hughes Sporting Complex, PCYC, Club Pine Rivers, local shops and restaurants and schools including Genesis Christian College, Bray Park State School and Bray Park High School.- Within walking distance of local parks- 5 minutes drive from Lawnton Train Station and within walking distance from bus stops Phone for your private inspection today, please allow minimum of 24hrs notice as the property is currently tenanted.\*\*\*Although every effort has been made to ensure the accuracy of the information (written or verbal) relating to this property. Some information has been obtained from third parties and has not been independently verified, accordingly no warranty or responsibility can be accepted by us for any loss resulting from not verifying the information personally.\*\*\*Useful Information: Not all the properties we sell are advertised! So, if you're on the hunt but haven't seen anything that catches your eye, we may still have something to suit your needs. Contact us on (07) 3205 6633 in regards to all the properties we have on offer.