

# 112 Emperor Drive, Andergrove, Qld 4740

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## House For Sale

Wednesday, 24 April 2024

112 Emperor Drive, Andergrove, Qld 4740

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 787 m2

Type: House



Dan Cronin

0401835806

**\$470,000**

Located in the fully developed residential area of Andergrove/Beaconsfield, this 787 square meter property is handy to a number of schools as well as Coles, Woolworths, Bunnings and numerous specialty stores. The existing tenants are moving out and vacant possession will soon be available from the 8th May. For interested Investors please contact Dan and ask for a current written rental appraisal. The low set brick veneer home with tiled roof was built about 1998 and comprises three built in bedrooms with carpet, ceiling fans and a split system air conditioner to the main bedroom. Renovations carried out in recent years include full internal and external painting, fence painting, new lights and fans, shower screen, toilet, carpet and window dressing. The original lockable garage has been converted to a rumpus/utility room and has a split system air conditioner. This room could be utilized as an office or a fourth bedroom although is not fitted with a smoke alarm. The kitchen, dining and lounge room have tiled floors plus ceiling fans and a split system air conditioner. The bathroom is fitted with a plunge bath and has a separate shower unit plus vanity unit and mirror. The dwelling has a separate laundry and toilet. Car accommodation is provided for by a double open carport and side access is available to the back yard which has room for a shed or pool. A tiled side patio area could provide a third car option if required. The dwelling also has a front/side verandah. Additional improvements include security screens; boundary fencing; clothes line; garden shed; mail box and an exposed aggregate concrete driveway.