

# 12 Evergreen Court, Glenvale, Qld 4350



## House For Sale

Wednesday, 12 June 2024

12 Evergreen Court, Glenvale, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m<sup>2</sup>

Type: House



Alan Reilly

## Offers Above \$475,000

Nestled in a cul-de-sac street just moments away from local shops, parks, and schools, this single-story brick residence offers an excellent investment opportunity. Situated on a spacious 630 square metre allotment, this well-maintained property boasts:- 3 bedrooms featuring built-in robes, two with ceiling fans- Spacious open-plan living area with cork tiles and reverse cycle air conditioning- Centrally located kitchen featuring a gas stove- Generous family bathroom, complete with a shower, bath, and separate toilet- Convenient laundry with built-in linen cupboard- Attached double carport with a roller door and internal access - Fully fenced east-facing backyard- Approx.6kW solar PV system, helping to keep the power bills down.Currently, the property is tenanted at \$390 per week under a lease until January 2025, with a current rental appraisal of \$450 per week. This presents an attractive opportunity for investors, providing a stable return with the potential for increased rental income in the near and long term.For homebuyers, this residence offers the chance to secure an affordable home in a sought-after and growing suburb. Capitalize on today's prices and avoid potential market escalations in the future. Plus while you're waiting for the lease to end, there is time to plan renovations or expansions to suit your preferences.In a rapidly evolving real estate landscape, this property stands out as exceptional value. Don't let this opportunity slip away—seize it now and make this property yours!For more information contact the team at Reilly Real Estate today.