

**12 Perseverance Dam Road, Crows Nest, Qld 4355**



**House For Sale**

Thursday, 13 June 2024

12 Perseverance Dam Road, Crows Nest, Qld 4355

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 904 m2**

**Type: House**



Kevin Perry

**\$500,000**

Property Features:- 4 built-in bedrooms, main with WIR and ensuite- Main bedroom with WIR and ensuite- Modern galley kitchen with dishwasher & ceramic cook top- Open plan living area- Separate lounge- Bathroom with bath and separate shower- Outdoor area- Single lock up garage with internal access- 904sqm allotment- Currently rented for \$470 per week with a lease in place until 13/02/2025 Council rates are \$863 per half year (approx) and water rates are \$484 per half year (approx) which includes the water infrastructure charge of \$350.32 and consumption. For your private inspection or to discuss the property please call Kev on 0408 108 785 (please note that 24 hours minimum notice needs to be given to the Tenant prior to inspections).[www.allaboutre.com.au](http://www.allaboutre.com.au) - 'Where a handshake still matters'\* Please note our photos are not enhanced\* All care is taken when accessing information and sharing it however it is in the Buyers best interest to make their own enquiries and obtain legal advice