13 Hobson Place, Boronia Heights, Qld 4124
House For Sale

Monday, 4 December 2023

13 Hobson Place, Boronia Heights, Qld 4124

Bedrooms: 4	Bathrooms: 2	Parkings: 4	Area: 360 m2	Type: House

Sandy Davey
0755521000

Offers over $630,000

This modern, low maintenance home is only 3 years old and will appeal to many buyers, as it ticks all the boxes for convenience!   In addition it is perfectly located close to the Mount Lindsay Highway, Schools, Shops and Medical Centres. Appealing to both investors and owner occupiers, you can either take over as the landlord permanently, or collect the rent and then move in at the end of the current lease - it's up to you! Currently tenanted at $550/week until 6 July 2024, an updated rental appraisal for this property is $620-$650/week.This lovely home features:• 4 bedrooms all with built in robes• Ensuite to master bedroom• Modern kitchen• Fans in all bedrooms• Aircon in the living area• Double lock up garage• Covered outdoor entertaining area• Low maintenance yard and gardensDetails:Tenanted at $550 / week until 6.7.24. Current rental appraisal $620-650/week.Rates: $2166 approx / yearWater: $1632 approx / yearLOCATION LOCATION LOCATION: Boronia Heights State School approx 2km; Park Ridge State High School approx 3km; Regents Park State School approx 2.1km; Goodstart Early Learning Boronia Heights approx 950m; Park Ridge Town Centre approx 3.2km; Grand Plaza approx 5km; Village Fair Regents Park approx 3.6km; Village Square Town Centre approx 5.2km; Westpoint Shopping Centre approx 4.5km; Boronia Park Medical Centre approx 950m; Park Ridge Family Practice approx 3.2km; and Mount Lindesay Hwy approx1.7km.Disclaimer: Harcourts Broadwater in preparing this information has used its best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants & buyers should make their own enquiries to verify the information contained herein.