

13 Samford Drive, Holmview, Qld 4207

House For Sale

Wednesday, 12 June 2024

13 Samford Drive, Holmview, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 320 m2

Type: House



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\$649,000 OFFERS OVER

Step into contemporary living with this stunning 6-year-old brick house, boasting a seamless blend of modern amenities and stylish design. The open space lounge and dining area are bathed in natural light, providing a welcoming environment for both relaxation and entertaining. The home features elegant tile flooring throughout and convenient hallway storage with sliding doors to keep your space organised. The kitchen is a culinary delight, equipped with an electric cooktop, dishwasher, and storage to satisfy all your cooking needs. This spacious home offers four bedrooms, each featuring a ceiling fan for year-round comfort. Three of the bedrooms include built-in sliding door mirrors, adding a touch of elegance and practicality. The master bedroom is a true retreat with an ensuite bathroom that includes a walk-in robe and air conditioning for ultimate comfort. The main bathroom is thoughtfully designed with a shower cubicle and a relaxing bathtub, complemented by a separate w/c for added convenience. The exterior of the property is equally impressive, featuring a lockup garage with laundry and storage space, an outdoor undercover patio with a ceiling fan, and a low-maintenance yard perfect for busy lifestyles. Currently tenanted until January 2025, the house is well-maintained by tenants who wish to stay long-term, making it an excellent investment opportunity for savvy buyers. Don't miss out on the chance to own this delightful family home.

Property feature: 6-year-old brick house
Tile flooring
Open space lounge and dining area with natural lighting
Hallway storage with sliding doors
Kitchen with electric cook top, dishwasher and storage
4 bedrooms with ceiling fan, 3 with built-in sliding door mirror, ensuite with walk-in robe & air-conditioning
Ensuite bathroom with shower cubicle and w/c
Main bathroom with shower cubicle and bathtub
Separate w/c
Lockup garage with laundry and storage
Outdoor undercover patio with ceiling fan
Low maintenance yard

The current tenants will be occupying the house until January 2025. They take excellent care of the property and are interested in a long-term lease.

Location: Canterbury College - 2.9km
Logan Hospital - 8.3km
Woolworths Holmview - 1.9km
Holmview station - 4.8km
Pacific hwy/M1, Yatala - 10km

Useful information: Current tenancy till 16/01/25, paying \$560 per week
Current market rental appraisal: \$620 - \$650
Logan City Council fee: approximately \$850 per quarter
A video walk-through is available upon request
Ensure to attend the open home to avoid disappointments