

14/22 Gawler Crescent, Bracken Ridge, Qld 4017

BRIDGEBURY

House For Sale

Saturday, 30 December 2023

14/22 Gawler Crescent, Bracken Ridge, Qld 4017

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 126 m2

Type: House



Anthony Obee
0731802800

Offers In Excess Of \$469,000

Welcome to 14/22 Gawler Crescent, Bracken Ridge. This charming 3-bedroom, 2-bathroom home is the perfect opportunity for investors with long term (nearly 14 years) tenants currently paying \$460 per week. The tenancy currently runs until 19th September 2024 with the current rental appraisal sitting between \$500 - \$515 per week. Body Corporate Costs including the contributions to the sinking funds and building insurance is approx. \$1,081.56 per quarter. The Council Rates for last quarter were \$480.95. Built in 2007, this well-maintained property offers a comfortable and modern living space. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. The bedrooms are generously sized and feature built-in robes, providing ample storage space. The master bedroom boasts an ensuite for added convenience. Step outside to the fully fenced backyard, providing a tranquil place to escape after a long day with a glass of wine. The complex does have a swimming pool on site, providing a great place to take a dip during the hot QLD summers, without worrying about the upkeep of a pool (as it's looked after by the Body Corporate). Additional features of this property include air conditioning, a single garage, and a dishwasher. This home offers low maintenance living without compromising on space. Located in the sought-after suburb of Bracken Ridge, this property is conveniently close to schools, parks, and public transport options. Don't miss out on the opportunity to make this house your first investment property. The price guide for this property is Offers In Excess Of \$469,000. The first open home is scheduled for Saturday 6th January 2024 and unfortunately the home is not available to inspect prior. Hopefully you can make it and secure your future with this wonderful property.