

# 15 Magnolia Court, Innes Park, Qld 4670

## House For Sale

Thursday, 13 June 2024



15 Magnolia Court, Innes Park, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1002 m2**

**Type: House**



Marcus Groth  
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James Scarborough  
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O/A \$540,000

THIS MAGICAL PROPERTY HAS IT ALL! Tucked away in the friendly Cul-De-Sac 'Magnolia Court', only a Hop, Skip, & Jump away from Rifle Range Beach - this charming 3-bedroom - 3 Car Garage brick home offers all the essentials for any perspective First Home Buyer or Sharp Investor looking to add to their portfolio. Bordering Bargara & Innes Park and Within walking distance of Rifle Range Beach, Magnolia Court offers the prestige of Coastal living with the serenity of nature right at your fingertips - perfect for your new Family Home or Rental. This home features 3 very spacious & tidy bedrooms, a Beautifully Neat & Functional kitchen, and modern bathroom, dining, & living spaces. A large 2 bay shed + single bay lock-up compliments the 1,002m<sup>2</sup> block, ensuring all the boxes are ticked - side access potential is included. Views from the back deck overlooking the perfectly landscaped garden is nothing short of magical and is best experienced with a nice warm drink under the morning sun. For the Sharp Investor looking to add to their portfolio, you could expect an indicative rent return of \$520 - \$570/week as is! This home is priced to sell. Don't procrastinate and miss this opportunity to secure this little gem. Contact us today to secure your viewing. Features at a Glance:- 3 Tidy Bedrooms - Large size.- Large 2-Bay Shed.- Single Bay Lock Up Garage- Beautiful Back Decking.- Fully Landscaped & Irrigated Gardens.- Well Kept & Maintained with plenty of modern features.- 1,002m<sup>2</sup> Block.- Located in a friendly Cul-De-Sac.- Located on the Border of Bargara & Innes Park - Rifle Range Beach.- Rent Return \$520 - \$570/week!- Vacant Possession! \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, mis description or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified \*Not looking to buy? Selling instead? With Marcus Groth & James Scarborough Licensed Real Estate Agent, we encourage you to find a better online profile... The proof is on this page and in our results! Call me on 1300 889 382 or [facebook.com/AnpKay's Real Estate](https://facebook.com/AnpKay's Real Estate) today and maximize your online presence and get the result you need.