

# 16/84 The Promanade, Springfield Lakes, Qld 4300



## Townhouse For Sale

Friday, 3 May 2024

16/84 The Promanade, Springfield Lakes, Qld 4300

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Townhouse**



Sandra Olsen

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## Offers Over \$519,000

An Amazing Opportunity is available right now for an investor looking to Invest in one of the most up and coming area. With an excellent tenant already in place until May 2025 and experienced property management team your investment couldn't be in better hands. The rental return right now is \$500 per week . This beauty is Situated in a peaceful neighbourhood right by Regatta Lake. Features Huge balcony with beautiful lake views. Extra-large Master bedroom with Ensuite, Walk-in robe and Air-conditioning. The Second bedroom has a built-in robe and its own private balcony. Versatile space on the ground floor for home office/study/third bedroom. Modern kitchen, complete with dishwasher and large fridge space. Airconditioned open-plan living and dining areas that open up to the outdoor entertaining area. Remote lock up garage with ample space for storage\* Steel frame construction\* Very low maintenance living \* Plenty of visitor parking \* Multiple walking tracks and picnic areas right next to the complex\* Low body corporate fees. Currently rented until May 2025 at \$500p/w with expected return of \$600p/w. Only walking distance to Orion shopping Centre, Mater Hospital, Springfield Lagoon, local schools and the University of Southern Queensland.\*Disclaimer: Whilst all care has been taken in preparation, no responsibility is accepted for the accuracy of the information contained herein. All information (including but not limited to the property area, floor size, price, address & general property description) within this advertisement is provided as a convenience to you, and has been provided to WPS by third parties. Interested persons are advised to make their own enquiries, seek legal advice and satisfy themselves in all respects.