

**173 Male Road, Caboolture, Qld 4510**



**House For Sale**

Friday, 3 May 2024

173 Male Road, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 749 m2**

**Type: House**



Scott Lachmund  
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## Best Offer Over \$699,000

Welcome to 173 Male Road, Caboolture... This property is in a great location close to schools, shops, transport and other facilities which make this an extremely accessible and desirable family friendly neighbourhood. Fully VACANT now, you can easily picture yourself right at home watching movies with the family in the separate living room or sitting under the massive back covered patio enjoying your morning coffee. You wouldn't have to wait long to make this vision a reality because you could be living in your new home in just 30 days subject to your buying conditions. Situated on an impressive 749m<sup>2</sup> fully fenced block with no easements & no flooding concerns. Offering decent double gated side access via Aleyah Street which leads you to a separate double carport still allowing plenty of room to install an in-ground swimming pool if desired. (\*subject to council approval) Key Features of this home include -> Master Bedroom with Gree Air conditioning, Ensuite and Walk in Robe > Three other carpeted Bedrooms all with built in robes and ceiling fans > Main Bathroom, with separate toilet > Kitchen including Euromaid dishwasher, Electric oven, Gas cooktop with extended preparation bench & additional cupboard space > Large open main Living & dining room with Gree Air Conditioning > Ceiling Fans installed throughout > Security Screen Doors throughout & flyscreens to windows > Double L-Up Remote Garage > Covered patio at rear > 10 Solar panels > Fenced 749m<sup>2</sup> flood and easement free block with double Gated Side Access > Gas Hot Water supply Conveniently located on the north side of Caboolture within close proximity to;> Caboolture Public & Private hospital - 4 Mins drive or 2.7km > Drakes Pumicestone shopping village - 2 Mins drive or 1.km > Pumicestone State School & the Australian Christian College - 3 Mins drive or 1.7km > Access to D'Aguiar & Bruce highway for commuters - 4 Mins drive or 2.4km > The Big Fish Junction including Bunnings - 5 Mins drive or 3.5km RENTAL APPRAISAL For investors, this property has a healthy rental appraisal of \$600-\$630 per week. Based on the current rental appraisal and current list price, you could expect to receive an approximate 4.6% gross rental return. Due to the competitive market demand for properties of this nature, there will be Open Homes scheduled on Friday, Saturday & Monday, then all offers will be submitted to the Seller by a deadline of Tuesday 7th May at 11:00am. Contact Scott direct today for more information or to register your interest in this property. \*Please note: Some virtual furniture has been used in the marketing of this property