

**18 Broadmeadow Ave, Thabeban, Qld 4670**



**House For Sale**

Friday, 5 April 2024

18 Broadmeadow Ave, Thabeban, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 592 m2**

**Type: House**



Michael Loader

## Offers Above \$375,000

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick investment option, returning \$440 per week until January 2025 with great LONG TERM tenants in place, you need not lift a finger!\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 9TH APRIL 2024 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*\*\* PLEASE READ THE ADD COPY IN FULL PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES\*\*\*Situating in a super central location within close proximity to the CBD, shops, parks, day care and lots more... They don't come much better than this! This property offers some serious bang for buck with great long term tenants in place!Features include:- 3 bedrooms, modern updated bathroom- Open plan design which includes: Formal Dining + Formal Lounge & large undercover outdoor alfresco area- Neat & Tidy centrally located kitchen with quality appliances, plenty of bench space- Outdoor entertaining area, easy care property- NO immediate \$\$\$ WORK NEEDED, just unpack & enjoy- Single lock up car accommodation, room for boat/van, colourbond 6 foot fencing & timber fencing- Easy care & fully fenced allotment, room for a shed/pool if required, side access, large lawn locker- Solid brick home presented well, compact design to suit retiree or investor, WOULD MAKE A GREAT NO FUSS INVESTMENT, JUST SET & FORGET!- Long term tenants paying \$440 per week, water efficient property, tenants pay for ALL WATER USAGE! (lease expiration Jan 2025)- 2 mins to CBD or a 12 mins to the Beaches via the ring road, great handy location, 2 mins to the new Hospital site being constructed soon!- Flood free property, high yields on offer for the savvy investor- PRICED ON THE MONEY... TO SELL TO FIRST WHO VIEWS, BE VERY QUICK!-TOP INVESTMENT OPTION WITH SCOPE TO IMPROVE YIELDS - YOU WILL NOT BEAT THIS FOR VALUE!-ALL OFFERS STRONGLY ENCOURAGED, BE VERY QUICK!IF YOU HAVE BEEN SEARCHING FOR A MODERN BRICK INVESTMENT IN A TOP AREA, THIS IS IT. THE SELLERS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE, AWAITING YOUR OFFER!\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!At a glance:Bedrooms: 3Bathrooms: 1Living: 2Car Accommodation: 1Land size: 592m2SOLAR - NoRates - \$1800 p/h ApproxRent Appraisal - \$450-\$475 p/w \*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*