

18 Lonerganne Street, Garbutt, Qld 4814

House For Sale

Thursday, 13 June 2024

18 Lonerganne Street, Garbutt, Qld 4814

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1012 m2

Type: House



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\$465,000

Experience the ideal blend of comfort and sophistication in this beautifully maintained home, nestled on a spacious 1012m² block. Perfect for families seeking ample living space or investors interested in a lucrative opportunity, this property offers both immediate returns and long-term potential. The upper level of the home is fully air-conditioned and features a large kitchen that seamlessly connects to the dining area, making it perfect for entertaining. The separate living area provides a tranquil retreat for relaxation. It houses three well-sized bedrooms, two of which offer built-in wardrobes, complemented by a large, well-appointed bathroom. Downstairs has been thoughtfully built-in to include a large room with a new split system air con. It boasts a recently renovated bathroom, a practical kitchenette, and a laundry room, alongside a handy storage room. Outside, the covered patio area is ideal for outdoor dining and entertainment. The interiors have recently been refreshed with new paint, carpets, all rooms have air conditioning with most being brand new air conditioners, updated light fixtures, new fans, a new bathroom vanity upstairs, and a fully renovated downstairs bathroom. A new hot water system has also been installed. The property features a single carport on the left side with right side access, leading to a large, high double carport at the rear, suitable for caravans and boats, and accommodating multiple vehicles. The expansive saltwater pool area promises endless family fun and leisure. Currently, the property is tenanted as rooming accommodation, with all leases expiring on the 1st of September this year, bringing in a total of \$865 per week. A recent rental appraisal indicates that the whole house could fetch between \$550 to \$580 per week on a standard lease, offering a profitable return on investment. The rates total \$2,369.45 for a 6 month period with a discount if paid on time. This property also comes furnished, providing a turnkey solution for investors interested in rooming accommodation. A rental log is available upon request. With its significant land size and thoughtful upgrades, this property not only provides a comfortable family home but also poses an excellent investment opportunity with both current and future income potential. Whether you're settling in with your family or looking for a unique investment, this home promises a blend of lifestyle and opportunity rarely found.