

# 2 Clint Close, Gracemere, Qld 4702

pat o'driscoll  
real estate

## Sold House

Saturday, 2 December 2023

2 Clint Close, Gracemere, Qld 4702

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 681 m2

Type: House



Lyn Deasy  
0408833840

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Sales  
0749272122

**\$375,000**

Are you in search of the perfect investment property? Look no further! Presenting a fantastic opportunity to own a beautiful 3-bedroom, 2-bathroom, 2-car garage home in the heart of Gracemere. This gem is currently rented with reliable tenants whose lease is ending in January, providing an excellent chance for both investors and future homeowners.\* 3 Bedrooms: Enjoy three generously sized bedrooms all with built ins and fans, perfect for families or guests. The master suite includes air conditioning and an ensuite for your convenience.\* Outdoor Space: The completely enclosed backyard is ideal for children, pets, or those with a passion for gardening. Thanks to the dual side entry, you'll have plenty of space for recreational pursuits or the option to construct a shed with an entertaining area accessible directly from the air conditioned living room.\* Location: Nestled in the peaceful community of Gracemere, you're within easy reach of local schools, parks, child care and shopping centres. Your family will love the convenience of this location.\* Investment Opportunity: With reliable tenants currently in place until 05.01.2024, this property is an ideal investment opportunity with immediate rental income. Current rent is \$420/week, new expected rental return from \$450-\$480/week. A vacancy rate of 1% in Gracemere indicates that there are very few rental properties available for new tenants. The current tenants are long-term tenants and happy to stay. This low maintenance property ticks all the boxes. Continue to rent it out or plan to move in yourself - the choice is yours! Don't miss out on this fantastic opportunity! This property is sure to be in high demand. Contact me today to arrange a viewing and secure your future in Gracemere.