

# 2 Debra Court, Urangan, Qld 4655



## Sold House

Monday, 4 September 2023

2 Debra Court, Urangan, Qld 4655

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 600 m2

Type: House

**\$460,000**

Welcome to the heart of Urangan, where convenience and comfort meet in this charming 3-bedroom home, making it a perfect investment opportunity or a delightful residence for a growing family. Situated in a prime location, just a stone's throw away from a plethora of amenities, including Aldi, Woolworths, McDonald's, KFC, and an array of shops, this property ensures you have everything you need within reach. Step inside to discover a well-maintained interior featuring three bedrooms, all adorned with built-in robes, carpet and equipped with ceiling fans for year-round comfort. The main bedroom boasts an added luxury of a split system air conditioner for personalised climate control. The thoughtfully designed floor plan includes a two-way bathroom conveniently accessible from the master bedroom and a laundry tucked away at the rear of the kitchen, providing seamless functionality. The L-shaped living and dining area offer ample space for relaxation and entertaining, and for those warmer days, a second split system air conditioner ensures the perfect indoor ambiance. Outside, the 600m<sup>2</sup> property is fully fenced, the electric side gates allow you to drive-through to the backyard and carport, enhance accessibility and convenience for your vehicles and storage needs. As a bonus, this property is already tenanted, generating a steady income of \$460 per week, yielding an impressive gross return of 5%. This presents an attractive investment opportunity for savvy buyers looking to secure a solid return on their investment. Don't miss the chance to own this lovely home in a sought-after location, with all the amenities and comforts within arm's reach. Act now to make this fantastic property yours and start reaping the rewards it has to offer. Enquire today to arrange an inspection and secure your piece of Urangan paradise.