

2 Magnolia Court, Caboolture, Qld 4510



House For Sale

Friday, 26 January 2024

2 Magnolia Court, Caboolture, Qld 4510

Bedrooms: 4

Bathrooms: 1

Area: 604 m2

Type: House



Ali Heeps

0754989800

\$529,000

Welcome to 2 Magnolia Court, Caboolture...Get ready to bloom with joy and flourish in your new home!This property is the ideal home for anyone looking for a wonderful set and forget investment, a great first home or low-maintenance property, or even a quick and easy renovator!PROPERTY FEATURES INCLUDE;> Private front patio with security screening> Vinyl flooring and downlights throughout> Beautiful feature brick arches framing the living room> Open plan kitchen and dining with split system air-conditioning> Welcoming kitchen features electric cook top, oven and range hood> Spacious Master bedroom with sliding doors to front patio > Main bathroom with shower, bath and vanity> Separate toilet> 2nd and 3rd bedrooms are carpeted with ceiling fans and build in robes – 3rd bed features split system air-conditioning > Large 4th bedroom / multipurpose space features a separate front entry and external yard access> Security screens throughout> Separate laundry with basin and external access> Low-maintenance yard > Garden shed> Side access> Electric hot water system Located in a quiet cul-de-sac, and situated on beautifully maintained 604m2 block, this property catches your eye for all the right reasons. Boasting extremely low-maintenance gardens, spacious interior and street appeal, you can't go wrong!LOCATIONCentrally located in Caboolture in well-maintained street, you will find yourself within close proximity to...> Kings Circle Shopping Village – 6 minute walk> D'Aguilar Highway – 3 minute drive> Caboolture Golf Club – 2 minute drive> Caboolture Train Station – 7 minute drive> Bruce Highway – 10 minute drive> Several primary schools, high schools and day care centresTENANCY AND RENTAL APPRAISALThis property is currently tenanted until 25th March 2024 for \$450.00 per week, however an updated rental appraisal completed reflects a rental return of \$500.00 - \$520.00 per week. Based on the updated rental appraisal and current list price, investors would receive an incredible approximate 5.1% gross rental return.Receiving plenty of interest already, this property won't be on the market long!Contact Ali Heeps today to register your interest and to find out more.