

# 2 Sugars Place, Bundamba, Qld 4304

## House For Sale

Thursday, 7 December 2023



2 Sugars Place, Bundamba, Qld 4304

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 685 m2**

**Type: House**



Lyn Armit

0732813800

## OFFERS OVER \$499,000

Nestled in a quiet cul-de-sac is this 15-year-old very neat and tidy low set brick home. As you enter the home you will find yourself in a main hallway which leads you through to the spacious open plan living area. Tastefully decorated in neutral tones the inside has both tiles throughout the living areas and carpets in the bedrooms. The master bedroom is generous with a great walk-in wardrobe and good size ensuite. The rest of the bedrooms in the home have built-in wardrobes and ceiling fans which are great for our Queensland summers. The open plan living space incorporates a modern easy functioning kitchen, good dining area and air-conditioned lounge area. There are two additional bedrooms at the back of the home as well as the main bathroom and laundry. Outside is an alfresco dining area that is perfect for family get togethers and the back yard is fully fenced to keep the kids and family pets safe. For convenience there is a double garage with remote control door and internal access for getting the family safely inside. Located within walking distance to the Bundamba TAFE College and the Bundamba Train Station. All other amenities are accessible via the public bus system or a short car ride away. There is a local park just up the road and easy access to the Warrego Highway. If you are searching for a hassle-free investment where there is nothing left to do, this home could be just what you are looking for. Tenanted with long term tenants paying \$400 per week and on a fixed lease until February 2024. Current rent appraisal for this property sits around the \$550 mark. You really need to make the time to inspect this home for yourself, my words will really not do justice to the quality home on offer here. **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.