

**20 Angelica Street, Caboolture, Qld 4510**



**House For Sale**

Wednesday, 14 February 2024

20 Angelica Street, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Ali Heeps

0754989800

**\$679,000**

Welcome to 20 Angelica Street, Caboolture...Located within the contemporary and highly sought after Central Springs estate, this modern home is in near new condition. Built in 2020, this home is barely 4 years old and has been meticulously cared for and maintained. Fully VACANT, you can easily picture yourself right at home making breakfast in the spacious kitchen, watching movies with the family in the media room, or sitting on the back patio enjoying your morning coffee. You wouldn't have to wait long to make this vision a reality because you could be living in your new home in just 30 days!

PROPERTY FEATURES INCLUDE;> Vinyl wood-look flooring throughout> Ducted zoned air-conditioning throughout > Downlights throughout> Open plan kitchen, dining and living with sliding doors leading to the back patio> Kitchen features electric cooking, dishwasher and plumbing for fridge> Second living area – an ideal media room or play area> Large triple door linen press with an additional single door linen press for extra storage> 3x bedrooms feature built in robes and ceiling fans – no carpet meaning minimal dust> Master features a walk-in robe, ensuite with extra wide shower, and sliding doors to the back patio> Main bathroom features a shower with a rainfall shower head, bath and vanity> Separate toilet> Separate laundry with external access> Electric remote control garage door for dual car accommodation> Tiled back patio with ceiling fan> Solar

Situated on a low-maintenance 375m<sup>2</sup> block, this property is absolutely ideal for buyers looking to move into their first home, downsize or an investor looking for a wonderful set and forget property! Located within close proximity to all major local amenities including;> Tullawong SHS and Tullawong State School – 4 minute drive> Grace Lutheran College – 4 minute drive> Kings Circle Shopping Village – 5 minute drive> Caboolture Train Station – 8 minute drive> King Street Shopping Precinct – 8 minute drive> Morayfield Shopping Centre – 12 minute drive> Bruce Highway – 12 minute drive> Several more primary schools, high schools and day care centers are within close proximity

RENTAL APPRAISAL For investors, this property has a healthy rental appraisal of \$620 - \$650 per week. Based on the current rental appraisal and current list price, you could expect to receive an approximate 4.9% gross rental return. If you're looking to buy a beautiful home that you don't need to lift a finger for, this property is the one for you. Contact Ali Heeps today to register your interest and to find out more.