

**20 Golding Street, Barney Point, Qld 4680**



**House For Sale**

Tuesday, 23 January 2024

20 Golding Street, Barney Point, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 567 m2**

**Type: House**



Melissa ODonovan  
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## OFFERS OVER \$299,000

An affordable investment opportunity with solid return awaits the savvy investor looking to add to their portfolio. A cute cottage with ample potential within walking distance to the Barney Point Beach and the Sports Club. Reap the benefits of the lease through to November 2024 at \$400/week. You may wish to move in and add value to his charming home OR continue with the tenancy. Your decision... • Pleasant cottage in handy area - around the corner from the Yaralla Sports Club • Three bedrooms • Timber flooring to living areas • Good kitchen with island bench • Split system air conditioning • Timber deck to the rear for entertaining - BONUS • Tandem carport for vehicle accommodation • Level corner 567sqm (approx) block - ample parking • Short walk to Barney Point Beach and parklands Important Information: • Council Rates - \$3,500/year (approx) • Fixed Term Lease - \$400/week to November 2024 An impressive rental return for the investor looking a passive income. NOW is the best time to be investing in the growing Gladstone market. Bring your imagination... Bring your tool bag... Due to tenancy 24 hours' notice needed for viewings. \*\* Photos used for advertising are from a previous transaction. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property. \*\*