

# 20 McDaniell Street, Yarraman, Qld 4614



## Sold House

Tuesday, 28 November 2023

20 McDaniell Street, Yarraman, Qld 4614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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**\$258,000**

Are you looking for a fantastic investment opportunity in a prime location? Look no further! This charming 3-bedroom, 1-bathroom house is the perfect choice for savvy investors. With a long-term tenant in place and the potential for increased rental income, this property offers both stability and growth potential.

**Property Highlights:**

- **Three Bedrooms:** This house features three bedrooms, providing space for a family.
- **One Bathroom:** The property includes a good size bathroom.
- **Close to Everything:** Located in a prime area, this property is in close proximity to schools, shops, and all essential amenities, enhancing its appeal to prospective tenants.
- **Front Sunroom:** The charming front sunroom adds character to the house.
- **Additional Office Space:** In addition to the three bedrooms, there is an extra room, perfect for use as a home office, study.
- **Spacious 1,012 m<sup>2</sup> Block:** With a generous land size, the property provides plenty of outdoor space.
- **Two-Bay Garage:** The two-bay garage offers secure parking and storage for tenants.
- **Fully Fenced**
- **Garden Tank:**
- **Town Water and Sewerage:** This property is connected to town water and sewerage systems, ensuring convenience and comfort for tenants.
- **High Ceilings:** High ceilings in parts of the house create an open and airy atmosphere, enhancing the overall living experience.

**Current Rental Income:** The property is currently tenanted at \$280 per week, providing immediate cash flow for the investor.

**Potential Rental Income:** With the potential to increase the rental income up to \$330 per week, this property offers the opportunity for enhanced returns on your investment.

Don't miss out on this incredible investment opportunity. The property's desirable features, ideal location, and long-term tenant make it a smart choice for investors looking for both stability and growth. Contact us today to schedule a viewing and explore the potential of this remarkable property. Act now and secure your future with this excellent investment opportunity!