

20 Sanctuary Way, Moggill, QLD, 4070

Sold House

Tuesday, 18 April 2023

Coronis

20 Sanctuary Way, Moggill, QLD, 4070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Omar Mazzocchi

Sold by Alex Denmeade

Welcome to 20 Sanctuary way, a serene sanctuary away from the hustle and bustle yet walking distance to schools, parks, shops, and public transport. This is an entertainer's family home boasting an impressive fully fenced yard, high-set block, and modern finishes. Moggill is a slice of country with all the conveniences of city life, this home is a prime example of why families are flocking to this leafy suburb on the banks of the mighty Brisbane River.

Offering 3.35% rental yield locked in until June, 2023, with the possibility of increasing this to 3.8% from July, 2023. This is a no-brainer investment and that is not even taking into account capital growth. This is a suburb on the move with 32% sale price growth locked in over the last 12 months. Measuring 903 m² this is an oversized, ideally located family home in prime position to take advantage of the property boom in Moggill.

In line with COVID guidelines, we are organising inspection by appointment only so please lock in an inspection today.

At a glance:

- 4 bedrooms with built in robes
- 2 bathrooms + separate toilet
- Double garage with automated entry
- Ensuite to master via an impressive walk-in robe & garden access
- 3 living areas
- Ducted air conditioning
- LED downlights
- Ceiling fans
- Undercover patio with led downlights and ceiling fan
- Modern kitchen with Caesar stone bench tops and island bench, In built chef electric oven, gas cooktop, rangehood & Dishlex dishwasher
- Separate laundry
- Fully fenced yard
- 150 mb per second NBN speeds
- 2.7 Meter ceilings

Investors corner:

- Built 2007
- Land 903 m²
- Brisbane City Council Rates approximately \$450 per quarter
- Currently tenanted, paying \$580 per week, lease ending on the 5th of June 2023
- Rental appraisal \$630 to \$660 per week
- Not in a flood zone
- In the Moggill State School and Kenmore State Highschool catchments

This home is tenanted with a long-term tenant, as such, this property will suit investors or buyers that are able to accommodate the tenant until June 2023. All this said, this is a beautiful property in a booming and in demand area. Jumping on this opportunity is highly recommended as the only thing you will be thinking in June 2023 if you don't take this opportunity is "why didn't I act when I had the chance?!"

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information

about the property.