

**27 Erin Street, Wilsonton, Qld 4350**

**Raine&Horne**

**House For Sale**

Thursday, 9 May 2024

27 Erin Street, Wilsonton, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 508 m2**

**Type: House**



Justine Dill

## **\$435,000 PLUS**

A home that will keep giving! Zoned 'major centre' and ready for a commercial opportunity, a great investment with elderly long term tenants in place or "JUST" the perfect pad to renovate and start afresh! A hop, skip and jump to popular Wilsonton Shopping Centre with all its great amenities. Featuring:- East facing front patio to relax and watch the world go by - Living room with reverse cycle air-conditioning and natural gas heating point - Original dine-in kitchen with modern gas upright oven - Three good size bedrooms with built-in robes - Original bathroom with shower, toilet and vanity - Separate laundry with external back door- Second toilet - Compliant smoke alarms- Electric hot water- Security screens and doors- Fully fenced yard - Excellent POWERED DOUBLE SHED with concrete driveway and heaps of off street yard parking - General rates - \$1235.63 net per half year - Water access charge - \$315.29 net per half year plus usage - Long term tenants in place with current lease (\$370 per week) ending end of August 2024 - Updated rent appraisal - \$430-\$440 per week A great opportunity "JUST" awaits you!