

# 292 Dempsey Street, Gordonvale, Qld 4865

## House For Sale

Thursday, 13 June 2024

292 Dempsey Street, Gordonvale, Qld 4865

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Kelly Hill

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## Offers Over \$424,000

Whether you're a first-time buyer looking to enter the market, an investor seeking to capitalise on potential rental returns, or a renovator with a vision, 292 Dempsey Street is an excellent opportunity to pick up a solid entry level home with shed in Pyramid Estate. This property presents an ideal canvas for those seeking a renovation project with great potential. There is plenty of opportunity to add value with a lick of paint and bathroom and kitchen upgrades. Situated on a spacious 703m<sup>2</sup> block, there is side access to the shed and heaps of room to add a pool. This home offers plenty of room to grow and make the home your own. For investors this is a solid home easy care home that will provide excellent rental returns with potential to maximise those returns with a few updates. Currently appraised at \$450-\$490 per week. Key Features:- Open plan living, dining and kitchen opening out to a sizeable covered patio- Kitchen has Smeg dishwasher, Samsung microwave, and Westinghouse freestanding electric oven/cooktop- 3 Bedrooms, main with built-in wardrobe and 2 with box-aircons- 1 Bathroom, bath/shower combination with vanity and separate toilet- The garage has been built in to create a small front workshop area with roller door and rear office or utility room with aluminium bi-fold doors out to the patio and box aircon.- Internal laundry with outside access, linen closet in hallway, freshly sealed slate tile floors- 2 car carport, 2-Bay Shed with side access, 5kW Solar System - battery ready, insulated roof and upgraded RCD's.- Good sized 703m<sup>2</sup> block with rear fenced yard- Rates are approximately \$1408.79 per half year- Electricity - \$0 with current usage levels- Water \$19 per period- Insurance currently \$2819.08 per year, - Currently rent appraised at \$450-\$490 per week Positioned in the family-friendly suburb of Gordonvale, and conveniently located close to the new Woolworths and within close proximity to local amenities including schools, shops, and parks, it offers a balanced lifestyle that's hard to beat. Contact Kelly on 0424 174 348 for more information or to schedule a private viewing