

# 3/3 Spalding Crescent, Goodna, Qld 4300

Harcourts Greater Springfield

## Sold House

Tuesday, 5 September 2023

3/3 Spalding Crescent, Goodna, Qld 4300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 199 m2

Type: House



Rudy Grommen  
0413944939

**\$284,000**

Welcome to 3/3 Spalding Crescent, Goodna. Where quality real estate investments are purchased in an instant. This fantastic unit is perfect for the eager investor, first home buyer or retiree with endless potential and fantastic interior spacing. Positioned on a 199m<sup>2</sup> block you are left with a spacious style of living within a very neat and tidy, well cared for complex. In the great suburb of Goodna, you are positioned in nothing short of the ideal location. Why? Because you have everything you need a few strides away. Shopping, Schooling, Public Transport are all within a 5 minutes walk. Around the corner from the Ipswich Motorway you are a few turns away from a direct travel to Brisbane CBD. Local parks, restaurants surround your promising unit. What more could you want or need? Not to mention the interior: - King Sized Bedrooms With Extra Large Wardrobes.- Very Spacious Open Plan Living With Neutral Décor.- Kitchen Including Electric Stove, Oven & Ample Cupboard Spacing. - Split System Air Conditioning.- Lovely, Private Rear Garden With Veggie Patch.- Bathroom Including Basin, Bathtub & Shower.- Single Bay Lock Up Garage.- Separate Laundry.- Plenty Of Extra Parking Space For Visitor. If it's a low maintenance investment you are after, you can't go past this one. Very cosy and very clean, with a perfect tenant who treats this unit as his own! An absolutely ideal rental property for the astute investor. Or, if it's easy, simple living you are after, either for a young couple or retirees. \*\*Please note this property is in area susceptible to flooding\*\* Lease Details: Rent: \$365 per week End date: 10th November, 2023 Total Tenure: 9 years Council Rates: Approx \$550 per qtr SEQ Water Rates: Approx \$220 per qtr Body Corp: \$416 per qtr