

# 3 Aurora Court, Caboolture, Qld 4510



## Sold House

Thursday, 26 October 2023

3 Aurora Court, Caboolture, Qld 4510

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 600 m2

Type: House



Scott Lachmund  
0754989800

**\$598,000**

Welcome to 3 Aurora Court, Caboolture...This low-set, brick and tile, four bedroom, two bathrooms home sits on a large 600m<sup>2</sup> block with side access. Being vacant now, in reasonable & livable condition, you will enjoy being able to move in without any delay before Christmas. Situated in a cul-de-sac close to Central Lakes Shopping Village, Caboolture Hospital, local high schools and provides easy access to the Bruce Highway for commuters. This 1995 built home has aged well, with tiles throughout the main areas, security screens on all windows and doors, ceiling fans & modern down-lights throughout. Inside also includes 4 great sized bedrooms main with ensuite and all with built in wardrobes, a lounge room and separate open plan kitchen/dining area. Other features include - > Gas cooktop & Water heater > Brick & tile home in a cul-de-sac location > Side access with plenty of room in the rear yard > Separate Laundry with ample storage space > Covered outdoor patio area with room to entertain > Easy highway access > Smoke alarm compliance has been completed. With the added advantage of double gated side access and no registered easements there is the potential to build an additional garage/shed or even a family sized swimming pool to complete the overall package. (\*subject to council approval) This property would make a great first home and is ready and available now for a new owner. For the investors, a rental appraisal in "as is" condition has been completed with a possible future weekly return of \$500.00-\$510.00 rent equaling an approx. gross return of 4.5% at this asking price. If this property ticks your boxes, be sure to register your interest for the advertised upcoming open home with Scott Lachmund today on 0407 789 801 before this opportunity is quickly missed. \*Please note: Some virtual furniture has been used in the marketing of this property.