

# 3 Avenger Close, Bray Park, Qld 4500

## House For Sale

Saturday, 2 December 2023



3 Avenger Close, Bray Park, Qld 4500

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 647 m2

**Type:** House



Donna Erskine  
0732056633

## Offers Over \$769,000

Positioned on a generous block size of 695m<sup>2</sup> with side access in Bray Park, walking distance to Les Hughes Sports Complex, Local Schools and Shops this property won't last long on the market. Property features below but not limited to: 4 bedrooms all with built-ins Air conditioning to the master bedroom with ensuite and walk in robe Separate lounge Kitchen with breakfast bench, dishwasher, electric appliances Air conditioned open planned living area with access to the OEA Family bathroom with shower and bath Separate laundry Double garage with internal access Outdoor entertainment area overlooking a spacious backyard with side access Block 695m<sup>2</sup> Water tank Built 2009 Expected rental return \$580-\$620/wk Expenses associated with property - Rates approx. \$556/qtr - Unity Water approx. \$470/qtr Phone Donna Erskine to arrange your private inspection. \*\*\*Although every effort has been made to ensure the accuracy of the information (written or verbal) relating to this property. Some information has been obtained from third parties and has not been independently verified, accordingly no warranty or responsibility can be accepted by us for any loss resulting from not verifying the information personally. \*\*\*