

# 3 McMurtrie Street, Svensson Heights, Qld 4670

## House For Sale

Wednesday, 22 May 2024



3 McMurtrie Street, Svensson Heights, Qld 4670

Bedrooms: 2

Bathrooms: 1

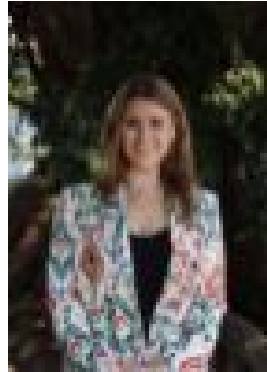
Parkings: 1

Area: 832 m2

Type: House



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## Offers Above \$385,000

This enchanting cottage-style house seamlessly combines modern amenities with classic charm, making it the perfect investment or entry-level home. Situated on a generous 832 square meter fully fenced block, this property offers both space and security. Conveniently located close to the CBD, shops, schools, and the airport, everything you need is just a short drive away. Nestled in the serene and friendly community of Svensson Heights, you'll love the tranquillity and sense of belonging this neighbourhood provides. Step inside and be greeted by a bright and inviting sunroom, ideal for relaxing with a book or enjoying your morning coffee. Beautiful, polished floorboards flow throughout the home, adding warmth and elegance to every room. The good-sized lounge is air-conditioned, ensuring comfort year-round. Both extra-large bedrooms feature built-in wardrobes, providing ample storage space. The stunning, newly renovated bathroom boasts a modern shower, toilet, and vanity. The spacious kitchen and dining area offer plenty of cupboard space, along with an electric stovetop and oven. For added convenience, there is a dedicated laundry area with an additional second toilet. The single lock-up garage with side access ensures secure parking and easy entry.

**Key Features:-** 832m2 Allotment- Fully Fenced - Sunroom / Sleepout- Air-conditioned lounge with ceiling fan- 2 Spacious bedrooms with built-ins and ceiling fans - Newly renovated bathroom with shower, toilet and vanity - Open plan kitchen/dining with plenty of cupboard space- Dedicated Laundry area with a second toilet - Single-car lock-up garage with side access

It is currently tenanted until November 5, 2024, with a rental income of \$420 per week, making it a great investment opportunity now, with the option to make it your home later. For more information or to book an inspection, Contact Tayla Bird on 0402 460 732 or Michael Dempsey on 0417 605 755\*\*Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor, nor illustrator is responsible for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. Fixtures shown may not be included in the sale & questions must be directed to the agent. Any information intended to be relied on should be independently verified and necessary due diligence conducted. \*\*