

# 3 Montrose Avenue, Bethania, Qld 4205



## House For Sale

Friday, 3 May 2024

3 Montrose Avenue, Bethania, Qld 4205

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



Kelly Praed

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## Offers Over \$599,000

Discover the perfect family home in the sought-after suburb of Bethania! This stunning property is fully fenced and boasts convenient rear yard access from the cul-de-sac at the back. Enjoy a spacious single carport, garden shed, and an entertainment area for all your family gatherings. The expansive land size and additional access presents the opportunity to add an additional dwelling to the block (subject to council checks and approval). Property Features: • 3 bedrooms (2 with wardrobes) • 1 bathroom with separate toilet • 1 carport • Separate lounge room • Combined kitchen & dining • Fully fenced block • Electric hot water system • Garden shed • 728m<sup>2</sup> block with rear access. Located in the scenic suburb of Bethania, this home boasts a peaceful setting surrounded by multiple parks, Logan River with access to public boat ramp, community pool & recreation areas. Offering plenty of room for the family to run, play and explore the outdoors, this wonderful setting is only 7 minutes walk to Bethania Train & bus station. Tenants in place until 3rd October 2024, paying \$400pw. Upon lease renewal achievable rental \$500 per week approx. With some small renovation it would achieve \$550 per week approx.\*Photos taken prior to tenant moving in.Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.