

# 30 Mclachlan Circuit, Willow Vale, Qld 4209



## Sold House

Tuesday, 20 February 2024

30 Mclachlan Circuit, Willow Vale, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 472 m2

Type: House



Tracy DAnna  
0402997450

## Contact agent

Unlock the potential of this modern 4-bedroom, 2-bathroom home at 30 Mclachlan Cct, Willow Vale. Currently occupied by excellent tenants, this property promises a seamless investment experience. Built in 2014, the open-plan living seamlessly extends to an underroof entertainment area, creating a perfect setting for family gatherings. Enjoy the rare luxury of having only one neighbor, as the entertainment side backs onto a serene nature Bushland break. Features:- 4 bedrooms, 2 bathrooms- Master bedroom with ensuite and air-conditioning- Spacious living areas- Fully fenced backyard- Double garage and separate laundry- Current Lease until January 2024- Current tenant is paying: \$600 p/w- Rental Appraisal: \$680 to \$700 p/w Approx.- Land size: 473m<sup>2</sup> Additional Details:- GCCC Rates: \$646.00 approx per quarter- Water Rates: \$428.00 approx per quarter- Convenient location near schools, shops, and amenities- Peaceful neighborhood in Willow Vale Secure this exceptional property with offers over \$719,000. Act now to schedule a private viewing and connect with exclusive agent Tracy D'Anna at 0402997450. Don't miss the chance to envision your future in this beautiful home! Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.