

**32 Riccardo Street, Caboolture, Qld 4510**



**Sold House**

Wednesday, 13 September 2023

32 Riccardo Street, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 651 m2**

**Type: House**

**\$635,000**

Welcome to 32 Riccardo Street, Caboolture...This beautifully presented 2003 brick & tile home will appeal to which ever buying situation you're in. Downsizers, first home buyers or young families trying to get into the market, investors looking for a sound addition to their portfolio, the list go on. Property features include;> Master bedroom with walk in robe & ensuite with shower, vanity & toilet > 3 other bedrooms, all have built in robes & ceiling fans > Main bathroom with shower, vanity & bath, separate toilet> Open plan kitchen & dining area with AEG electric oven, Euromaid cooktop and LG dishwasher> Tiled throughout living & hallway, bedrooms are carpeted > Linen cupboard in hallway > Double remote lock up garage houses the laundry and has external access to yard > Smoke alarm compliant > Security screens throughout> Electric hot water system > Neutral colour scheme throughoutStepping outside, features include;> Large covered patio area with decking and bar area for entertaining> 4 garden sheds of various sizes> Shade house and paved courtyard > Fully fenced with side access, additional hardstand & secured carport> 5KW Solar> Landscaped gardens, vegetable patch & meticulous front yard lawnThe home is well positioned to the right hand side of this 651m<sup>2</sup> block allowing maximum use of the block offering great side access via double gates, ideal to park the trailer or boat with still room for a swimming pool if desired. (\*subject to council approval)For the investors, a rental appraisal for this property has been completed representing \$560.00 - \$580.00 rent per week equalling a gross return on your investment of approx. 4.7%+ per annum at this asking price. Conveniently located in a thriving growth spot of Caboolture's North East, you will enjoy easy access to the Pumicestone Village Shopping Centre, Central Lakes Shopping Precinct, Caboolture Hospital as well as the recently completed Big Fish Junction including a Coles & local favourite, a Bunnings. The Bruce Highway on ramps are just minutes away so there is easy access to commute south to Brisbane or north to the Sunshine Coast. Due to the combination of this property's prime location, we are expecting immediate interest in this property at this competitive price point. Contact Scott Lachmund today on 0407 789 801 for more information.