

**33 Dorset Drive, Caboolture South, Qld 4510**



**Sold House**

Wednesday, 7 February 2024

33 Dorset Drive, Caboolture South, Qld 4510

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 647 m2**

**Type: House**



Scott Lachmund  
0754989800

**\$544,000**

Welcome to 33 Dorset Drive...This fantastic home represents outstanding value for money and would make the ideal starter home for a first home buyer as well as a sound addition to any investment portfolio for investors.The home is simple in its design and features 3 bedrooms with the master bedroom adjoining the two way bathroom. The Kitchen, lounge and dining areas combine into one open design and look out to the large covered patio area.The 647m<sup>2</sup> yard is spacious with room for an additional shed or Pool (\*subject to council approvals) and room for the children or pets to play with two separate side access gates to the rear available.Surrounded by other quality homes in a fantastic location close to all Morayfield amenities.The main features presented are;> 3 good sized bedrooms> 2 way bathroom with separate toilet> Security Screens on all doors & windows> Open plan living area> Ceiling fans throughout> Single L-Up Garage + additional Garden Shed> 647m<sup>2</sup> fully fenced block with side accessThe home is currently tenanted until 22nd April, 2024 paying \$450.00 per week. For the investors, you could easily achieve a future rental return up to \$490.00 rent per week equaling approx. 4.76% Gross ROI at this asking price.This home really is unbelievable value for money and a must see property for buyers looking for a great opportunity to start or add to their investment portfolio.You (or your tenants) will enjoy being in a central location & in close proximity to the following:> Morayfield Major Shopping Centre 2 Minute Drive 1.5km> Bunnings Morayfield 7 Minute Drive 3.4km> Morayfield Train Station 5 Minute Drive 3.3km> Caboolture Train Station 7 Minute Drive 3.0km> Access to Bruce Highway 8 Minute Drive 5.7kmWith the market being so hot at the moment and a real shortage of homes for sale in this affordable entry level price range, we are expecting immediate interest in this property.If you would like some more information on this property, or to arrange your own private walk-through, please call Scott today.\* Please be aware that 24 hours notice is required before arranging a viewing.Note: Some marketing material being used is from a previous campaign.