

**33 Lillee Crescent, Caboolture, Qld 4510**



**Sold House**

Monday, 14 August 2023

33 Lillee Crescent, Caboolture, Qld 4510

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 746 m2**

**Type: House**

**\$458,500**

Welcome to 33 Lillee Crescent, Caboolture....Calling all first home buyers, entry level investors & house renovators or flippers...! This property is competitively priced to meet today's market, offering excellent value for money & unmatched potential for the right buyer who's willing to get creative with a renovation and transform this property to take advantage of more future anticipated price growth. Property features include;> 3 bedrooms with ceiling fans > Open plan kitchen with electric oven > Combined lounge & dining room> Separate laundry with external access> Bathroom with shower over bath & vanity, separate toilet> Single linen in hallway> Security screens throughout> Electric hot water system > Additional all weather storage room accessible from outsideWhether you're an investor or looking to move in without delay, easily add value to this property by adding a large outdoor covered patio area which will be perfectly positioned to overlook your huge low maintenance blank canvas backyard. Another excellent option to add value to this property lies in the above average 746m<sup>2</sup> block boasting excellent side access and more than enough space for an in-ground swimming pool or larger shed or both if desired! (Approx. 450m<sup>2</sup> of backyard to work with subject to Council Approvals) There are no official easements or flooding concerns for this property. If you're an investor, we have a rental appraisal completed for \$420.00 - \$440.00 rent per week. At this asking price, that equals a possible future approx. gross return of 5.0% per annum. Located in a cul-de-sac with minimal traffic, in a very convenient location of Caboolture within minutes driving or walking distance to the nearby Caboolture Train Station, Caboolture East State School, St Columbans College, Caboolture Hospital and so many more amenities that the Caboolture CBD has to offer.If this property ticks your boxes, be sure to register your interest for the advertised upcoming open home with Scott Lachmund today before this opportunity is quickly missed.