

**33 Westaway Crescent, Andergrove, Qld 4740**

**Raine&Horne.**

**House For Sale**

Friday, 14 June 2024

33 Westaway Crescent, Andergrove, Qld 4740

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Janet Williamson

## Offers over \$479,000

This modern home is situated in a quiet street within a sought-after neighbourhood & offers convenience with its proximity to schools, supermarkets, service stations, medical, food outlets, and all essential amenities. The A class tenants take great pride in maintaining this property in spotless and outstanding condition. With a tenancy lease expiring on 14/02/25 and a current rental income of \$550.00 per week, the property boasts an approximate yield of 6%. Upon entering the front door, you will be greeted by a functional floorplan that begins with the bedrooms and flows seamlessly toward the heart of the home. This thoughtful layout enhances daily living with its sensible use of space, offering both comfort and contentment. The seller's innovative approach in designing this home included providing backyard access via the rear roller door through the double remote-controlled garage, ensuring optimal additional parking space. • Included are security screens plus window locks, split system air conditioning in master & main living, ceiling fans, roller blinds, tiles & carpet. • The kitchen features an island bench including breakfast bar, ample storage, gas cooktop, rangehood, electric oven, microwave cavity, pantry, 2-door fridge space & dishwasher. • King size master bedroom entices natural light through the large window, featuring an ensuite with vanity, shower, and toilet, plus a spacious quad built-in wardrobe. • Additional 3 bedrooms include built-in wardrobes and are conveniently located near the main bathroom, which features a vanity, shower, and separate bath. The separate toilet includes a hand basin & mirror providing an excellent advantage for the morning rush hour. • Outdoor slider links the dining area to the patio, creating a perfect downtime space to enjoy the privacy and surroundings. • Smoke alarm compliant. Rates per half year with prompt payment discount is \$1,663.71 • Situated on an approx. 480m<sup>2</sup> block, the easy-care yard stores a water tank & has perfect space for a cute pet. • The local Softball and Junior Rugby League Sports Grounds are situated some distance from the rear boundary fence line of Westaway Crescent. • There is a selection of schools to choose from with the closest approximately 2.4km to Whitsunday Anglican & barely 1.3km to Pioneer High School. Roughly 2.6km to Beaconsfield & Andergrove Primary Schools. • Venture a little further to Carlisle Adventist College & while you are out, carry onto Bunnings & Spotlight, Anaconda & Furniture Showrooms. This no fuss contemporary property radiates a stimulating atmosphere & is a quality must have in the investment portfolio. Private viewings can be scheduled with the mandatory notice to the tenant.