

# 36 Spalla Drive, Proserpine, Qld 4800



## House For Sale

Monday, 22 April 2024

36 Spalla Drive, Proserpine, Qld 4800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 771 m2**

**Type: House**



Annette Stripeikis

**\$440,000**

Located in a vibrant town neighbourhood, this charming brick home offers a superb blend of comfort, convenience, and space, making it an ideal choice for families or savvy investors. Perfectly positioned, this residence is just moments away from local schools, transport and shopping areas, providing all the amenities needed for modern living. As you step inside, you are greeted by a spacious lounge that promises to be the heart of the home. It features a cozy bar area, perfect for entertaining guests or unwinding after a long day. The separate kitchen and dining area provide a functional space that is perfect for meal preparations and family dinners. This home boasts three generously sized bedrooms, each fitted with built-in wardrobes for ample storage. Ceiling fans and air conditioning in each room ensure a comfortable atmosphere throughout the seasons. The convenience continues with an internal laundry, streamlining household tasks. Outdoors, the fenced backyard offers a safe and private space for children to play and for adults to relax or entertain. The inclusion of a garden shed ensures that tools and garden equipment are neatly stored away. Additionally, the tandem carport accommodates multiple vehicles, and double gates on the side allow for easy access. Currently rented at \$530.00 per week under a 12-month tenancy, due for renewal on November 18, 2024, this property not only serves as a wonderful home but also as a lucrative investment opportunity, generating stable rental income. Whether you're looking for a family home or a solid investment, this property ticks all the boxes with its combination of comfort, location, and functionality. Don't miss out on the opportunity to make this house your new home. Contact us today to schedule a viewing!