

37 Brenton Circuit, Deeragun, Qld 4818

House For Sale

Monday, 30 October 2023



37 Brenton Circuit, Deeragun, Qld 4818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 653 m2

Type: House



Dylan Weiske

0447267806

Offers Over \$399,000

Situated on a parcel of land in one of Deeragun's newer sections, this beautiful 4 bedroom family home is perfect for the investor looking to purchase a new property to add to their portfolio. With an established lease in place through to 25th Feb 2024, the new owner can look forward to a great rental return in Townsville's booming market! Welcome to 37 Brenton Circuit, Deeragun 4818

The Property:- 4 Spacious bedrooms with built in robes- Master bedroom features walk in robe and ensuite- Bathroom includes full sized tub and walk in shower- Well appointed kitchen with quality appliances and island bench- Fully airconditioned throughout- Spacious laundry featuring additional toilet and sliding door access outside- Spacious living/dining area with open plan design- Tiled living spaces for carefree cleaning- Additional study- Sizeable undercover outdoor entertainment- Double lockup garage- Lush, easy care lawns- Spacious 653m² block with double side access

The Location: With easy access to shops, parks, schools and proximity to the highway, this tidy property is never too far away from what Townsville has to offer.- 2 Minutes to Northern Beaches State High School- 2 Minutes to Woodlands Shopping Centre and Coles Deeragun- 8 Minutes to Bunnings North Shore- 20 Minutes to James Cook University and University Hospital

The Opportunity: The savvy investor who purchases this property will immediately reap the rewards of their purchase thanks to the existing lease returning \$450 per week through to 25th of Feb, 2024. Vacant possession will be available after this time making it suitable for interested owner-occupiers looking for an affordable and presentable property. The current rental appraisal for this property is \$450 to \$470 per week. For more information or to book your inspection, please reach out to Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.