

**37 Payne Street, Caboolture, Qld 4510**



**House For Sale**

Friday, 17 May 2024

37 Payne Street, Caboolture, Qld 4510

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Matthew Garth

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## Offers Around \$760,000

Welcome to 37 Payne St Caboolture, the property has two homes on a 809m<sup>2</sup> block situated metres from all amenity. Private fenced yards and side access allow for very comfortable dual living weather you are sharing with family, leasing out the second property for a passive income or for the savvy investor taking advantage of the well performing rental yield. Main House Features- (fixed lease 18/10/24 \$410 p/w) • 3 bedrooms, 1 with a B.I.R, ceiling fans • generous living room with front porch • kitchen/ dining combined with electric cook top and oven, double bowl sink, modern cabinetry • separate laundry • bathroom with shower • separate toilet • large back patio • single garage • utility room • NBN • air conditioning to main living area, split system • large solar array 20 panels • security screens

Granny Flat Features- (periodic lease \$300 p/w) • 2 bedrooms, bed 1 large • modern kitchen with gas cook top, electric oven, dishwasher, rangehood, modern cabinetry • bathroom with shower, vanity and toilet • large laundry • large living room with split system airconditioning • dining room • large patio for outdoor entertaining • large solar array 24 panels • gas hot water • security screens • water tank plumbed to toilet and laundry

Location • Caboolture Public and Private Hospitals 400m • Caboolture East State School 50m • Caboolture Train Station 1100m • Brisbane CBD 50 minutes • Bribie Island 20 minutes • Sunshine Coast Caloundra 40 minutes

Two houses for the price of one is a rare opportunity, contact Matt now to arrange an inspection or request a contract. Inspection by appointment only with reasonable notice for the current tenancies.

Disclaimer: Information provided by Ray White Rural Woodford, its employees, won't be held responsible for inaccuracies. The information offered is a general outline for the guidance of intending purchasers. Reasonable endeavours have been made to ensure that the information given is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. We recommend that you obtain financial, legal and taxation advice before making any decision.