

# 39 Hickory Street, Goondi Bend, Qld 4860

Raine&Horne.

## House For Sale

Saturday, 2 December 2023

39 Hickory Street, Goondi Bend, Qld 4860

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1611 m2**

**Type: House**



Michael Skuse  
0411029300

**\$249,000**

A single-level, solid concrete block house at an affordable price is not easy to find. I have found one. This property is currently tenanted to an "A Class" tenant who has been nominated for our good housekeeping award on several occasions. The rent is never a minute late and the house is always tidy. The lease expires in January but the tenant would be willing to sign a fresh lease. Currently paying \$250 per week but our people have appraised the rental value at \$330 per week. That said this is the perfect property for the retiring downsizer. The three bedrooms allow for a craft room and a spare room for the Grandkids to stay over. The kitchen is fresh and neat as a pin, as is the bathroom. There is a single garage and the addition of a very large undercover area that flows out from the kitchen. This is the perfect outdoor entertaining area or also doubles as a space for additional cars or the boat etc. The block is an easily managed flat 809 sqm block with established lawns. It is a bit of a blank canvas so the gardeners have scope to go berserk. Situated at the end of a no-through road you will have no passing traffic and there is no neighbour at the rear. The local convenience store is a short stroll around the corner. It is close to schools and only a block from the bus route. You do not need to spend a cent on this house, it is move-in ready. Alternatively, hang on to the A Grade tenant. Contact Michael Skuse