

**4/11 Petersen St, Beaudesert, Qld 4285**



**Sold Townhouse**

Saturday, 4 November 2023

4/11 Petersen St, Beaudesert, Qld 4285

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 160 m2**

**Type: Townhouse**



Ed Dalton

**\$380,000**

This fantastic 2 level townhouse represents a great investment opportunity in the current rental market with future returns expected to rise. Situated in Beaudesert this property is conveniently located close to amenities such as schools, shops, and public transport. Everything you need is just a short distance away. The property features • 3 bedrooms (with built in robes), master with ensuite • 2 bathrooms, 3 toilets • Open plan kitchen with combined dining and lounge areas • Tiled living areas, carpeted bedrooms • Reverse-cycle air-conditioning on ground floor & master bedroom, ceiling fans in Bed 2 & 3 • Sleek kitchen with stainless steel dishwasher & oven, ceramic cook top • Single lock-up garage with roller door • Gas hot water, fully screened and a 3,000L rainwater tank • Tiled ground floor patio area plus master bedroom has a tiled balcony • A private backyard and landscaped surrounds • Low Body Corporate Fees of \$743.00 per quarter • Leased until 11 August 2024 at \$350 pw with future rental expectations of \$390-\$410pw Beaudesert is located approx 1hr from Brisbane and the Gold Coast and is recognised as a high growth area in South East Queensland. Beaudesert is also the main business hub of the Scenic Rim. There is a high demand for quality rental properties with almost zero vacancy rate in the current market. BUYER NOTE: As there is a tenant in place, private inspections are available with a minimum of 24hrs notice. For further details or to arrange an inspection, contact exclusive marketing agent Ed Dalton 0418 186 880.