

# 4 Colonial Court, Raceview, QLD, 4305

## Sold House

Wednesday, 26 July 2023



4 Colonial Court, Raceview, QLD, 4305

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nathaniel Salesa



Jordan Strudwick

## Spacious Double Storey Home!

This magnificent double-storey property is the perfect opportunity to add to your portfolio. With its impressive 600 m2 block and dual living capabilities, this property has the potential to house a large family or provide a substantial rental income.

The ground floor features three spacious bedrooms, each with ample natural light, carpets and ceiling fans, a fully equipped kitchen, and a bathroom, making it ideal for those who are looking for comfortable and convenient living. The upper floor is just as impressive, with two additional bedrooms, a second fully equipped kitchen, and a second bathroom.

This property offers the perfect opportunity for investors to collect a great investment property, generating a substantial rental income. The design of the upper floor provides a comfortable atmosphere, making it ideal for families, while the lower level offers privacy and comfort for anyone who prefers a more secluded living space.

In addition to its extensive interior, this property also provides plenty of outdoor space, making it an ideal choice for those who are looking for a home that can accommodate a large family or even multiple generations. Whether you are looking for a place to invest, occupy, or simply enjoy the perks of having a great locality, this property provides it with all.

With its prime location, ample space, and impressive rental return, it's sure to attract investors and families alike.

### Property Features:

- \* 600 m2 block size
- \* 3 bedrooms on the ground floor
- \* 2 bedrooms on the upper floor
- \* 2 fully equipped kitchens
- \* Multiple living areas
- \* Double-storey design
- \* Ample outdoor space
- \* Ideal for families or multi-generational living
- \* Potential for high rental income

For the investor, this property has been rent appraised for \$550 to \$580 per week.

Rates: \$462.75 / qtr (subject to change)

Water: \$210.15/ qtr + consumption (subject to change)

### Location:

- \* 3 min (1.6km) to Bremer State High School.
- \* 3 min (1.8km) to the University of Southern Queensland.
- \* 3 min (1.3km) to Limestone Park.
- \* 4 min (2.3km) to Ipswich Hospital.
- \* 6 min (3km) to Ipswich CBD.
- \* 9 min (4.5km) to Riverlink Shopping Centre.
- \* 40 min (43km) to Brisbane City.
- \* 22 min (23km) to Springfield Central.

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