

**41 Rue Montaigne, Petrie, Qld 4502**

**Sold House**

Saturday, 11 November 2023

41 Rue Montaigne, Petrie, Qld 4502

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



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## Contact agent

Welcome to the perfect opportunity that caters to both owner-occupiers and savvy investors alike! We are pleased to present this property that offers a seamless transition between being a lucrative investment venture for now or a cherished family home later. Currently tenanted until February 2024, this property guarantees an immediate rental income for investors, providing a secure foothold in the property market. With either 4 bedrooms or 3 bedrooms plus a study, it appeals to a wide range of tenants, ensuring consistent demand for those looking to maximize their investment returns. For those aspiring to make it their forever home, the thoughtfully designed layout, including the two-way bathroom, open plan living, and upgraded kitchen, offers both comfort and functionality. The spacious bedrooms and study space provide flexibility for a growing family or the possibility of a home office. Nestled almost across from a picturesque park, this residence provides a tranquil environment and a delightful view, creating a serene atmosphere for homeowners and tenants alike. For daily essentials and shopping needs, you'll be pleased to know that a range of local shops, supermarkets, and restaurants are just a short distance away. Additionally, educational facilities, medical centres, and recreational amenities are easily accessible, making it an ideal location for families. Petrie is well-connected with excellent transportation links, including nearby bus stops and the Petrie train station, ensuring a smooth commute to the city or neighbouring suburbs. With the current lease in place, owner-occupiers have the exciting opportunity to take over the tenancy and move in when the lease expires and experience the joys of living in this sought-after location. Whether you're seeking to invest or to nest, 41 Rue Montaigne has you covered! Don't miss this chance to secure your future with this remarkable property. Discover the potential for both homeowners and investors. Please call The Lolit Bumanlag Team on 0434 898005 and explore all the possibilities this property has to offer! List of Features:

- Lowset brick and tile home
- 4 bedrooms, all with ceiling fans while the 3 bedrooms have built-ins
- Master bedroom has air-con, ceiling fans, and mirrored built-in
- Lounge has air-con and ceiling fan
- Two-way bath with tub and shower
- Upgraded kitchen has electric stove with induction cooktop, oven, range hood, dishwasher, and glass splashback
- Dining and kitchen combined
- Double carport, one has drive-thru access
- Separate laundry
- Covered outdoor entertaining area
- Electric hot water system
- 704m<sup>2</sup> block of land with fully fenced backyard
- Located almost across from a park, walk to school and in catchment zone for Kurwongbah Primary, close to local shops, public transport, lake and the university