

# 48/15 Violet Close, Eight Mile Plains, Qld 4113

## Townhouse For Sale

Thursday, 13 June 2024



48/15 Violet Close, Eight Mile Plains, Qld 4113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 108 m2**

**Type: Townhouse**



Alexandra Smith  
0499299445



Karen Herbert  
0733473737

## PRIME Opportunity | For Sale

Tucked away amongst rows of well-maintained townhouses in the Jacaranda Parks estate, you will find the charming and tidy Number 48 ready for its next chapter! Enter through the front door into the ambience of your separate living. Designed for ease and simplicity, the living walks seamlessly through to the open plan dining and practical kitchen boasting ample bench space and stainless steel appliances. The outdoor entertaining area stems from the open plan dining/kitchen, allowing you to enjoy a smooth transition between indoor and outdoor living.

**Your Property Snapshot:**

**DOWNSTAIRS:-** Recently painted throughout- Light and bright with ample natural light filtering through- Airconditioning + blinds + security screens- Kitchen boasts ample bench space with stainless steel appliances- Electric stovetop + oven cooking- Internal laundry for convenience + separate powder room- Generous rear courtyard with low maintenance gardens and fully fenced ensuring your privacy is guaranteed!- With endless potential, simply add a shady umbrella or overhead lighting and turn this space into your very own private retreat.

**UPSTAIRS:-** 3 bedrooms upstairs- Generous master bedroom, complete with air-conditioning + ceiling fans- Master also features private ensuite- Bedrooms 2 and 3 include ceiling fans and built-in robes

**Location and Lifestyle:**

**INVESTORS:-** Current lease: September 2024- Current rent: \$550 per week- Rental Appraisal: \$640 - \$670 per week- Potential Gross Yield: 5.2% - 5.4%- Capital Growth (Eight Mile Plains): Impressive steady increase of 15% seen for units/townhouses in last 12 months

**EDUCATION:-** Rochedale State School and Rochedale State High School catchments- 3.9km to St Catherine's Catholic Primary- 3.8km to Clairvaux MacKillop College- 6km to Griffith University (Nathan Campus)

**LOCATION:-** 550m to Outlook Village shops w/ grocer and medical centre plus more- 3.8km Westfield Mt Gravatt- 15.5km to Brisbane CBD

Take advantage and secure this prime opportunity today! Contact Alexandra for more information.

**Disclaimer:** All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.