

# 50 Derwent Circuit, Kelso, Qld 4815



## Sold House

Saturday, 2 September 2023

50 Derwent Circuit, Kelso, Qld 4815

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House

**\$366,000**

For the savvy investor looking to purchase a reliable, low maintenance investment property with an established tenancy, look no further. This property is tidy, well presented, and situated in a great neighbourhood. Welcome to 50 Derwent Circuit, Kelso. The Property:- 3 Spacious bedrooms with built in robes- 4th Bedroom doubles as a study (no built in robe)- Master bedroom featuring a modern en suite with walk in shower- Modern master bathroom featuring walk in shower and tub- Open plan design with spacious outdoor entertainment- Tiled living spaces for carefree cleaning- Well appointed kitchen with quality appliances and gas cook top- Split system air conditioning throughout- Low maintenance 525m<sup>2</sup> block with easy care lawns- Double lockup garage The Location: Situated in one of the newer estates in Kelso, this beautiful family home is close to education, entertainment, and parks.- 2 Minutes to Kelso State School- 3 Minutes to Eddie Mabo Park- 12 Minutes to Willows Shopping Centre & Canon Park- 13 Minutes to James Cook University & The University Hospital The Opportunity: The savvy investor who purchases this property will immediately reap the rewards of their purchase thanks to the existing lease in place providing a weekly rental return of \$400 per week through to April 2024. Don't miss the opportunity to purchase this beautiful family home in Townsville's growing rental market. Call Dylan on 0447 267 806 to organize your inspection today. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.