

**6/362 Redbank Plains Road, Bellbird Park, Qld 4300**

**Harcourts** Greater Springfield

**Sold Unit**

Monday, 14 August 2023

6/362 Redbank Plains Road, Bellbird Park, Qld 4300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



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**\$268,000**

This rock-solid brick constructed two bedroom unit is a must see for the Astute Investor. The location of this property is outstanding! The unit offers an exclusive use, fully fenced yard which is fantastic for outdoor entertaining or for the kids to run around. The unit itself is also bigger than most of the others in the complex by up to 6m<sup>2</sup> so be quick as the market is heating up. Features: • Brick Construction With Tiled Roof • 2 Large Bedrooms With Built In Robes • Ceiling Fans, Air Conditioning • All Electric Cooking And Hot Water • Separate Bathroom • Large Tiled Living Area And Modern Kitchen • Very Neat & Tidy • Exclusive Use, Fully Fenced Yard • Opposite Redbank Plains Town Square Shopping Centre • Carport • Currently Tenanted, Lease Expires Jan '24 The unit is very conveniently located across the road from the Redbank Plains Town Square Shopping Centre Complex and the bus stop is just outside the front door. It is also 5 minute drive to the Orion Shopping, and close by to the University, Mater Hospital, Orion Lagoon, Robelle Domain Parklands and the Springfield Central Train Station and Bus Depot. Many public and private schools are all within easy reach. This will be a great opportunity to get into an area that has huge growth, leading out to the western corridor, but only a short distance to Brisbane as well! Centrally located to all major highways, what more could you possibly need? INVESTMENT INFORMATION: Rental Appraisal: currently tenant paying \$295 per week, new appraisal \$300 to \$340 per week. Ipswich City Council Rates: \$530 per quarter approx. SEQ Water Rates: \$320 per quarter approx. Body Corp Rates: \$775 per quarter approx.