

# 60/15 Miller Boulevard, Lawnton, Qld 4501

## House For Sale

Thursday, 25 January 2024



60/15 Miller Boulevard, Lawnton, Qld 4501

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



Donna Erskine  
0732056633

## Offers Over \$629,000

Presenting 60/15 Miller Boulevard located in Sanctum Estate Lawnton. Built in 2021 the owner has decided to take advantage of the tenants vacating in February and put the property on the market. Three bedrooms, two bathrooms, double garage home has so much to offer everyone, from investors to first home buyers it is sure to tick all of the boxes! Providing the best of both worlds having a low maintenance yard with the block size of 250m<sup>2</sup> this property has direct access from the backyard to the park and bbq area within the estate. Features:-

- Built 2021
- Media room office space
- Open planned air conditioned living area
- Modern kitchen with stone bench tops, walk in pantry, electronic appliances and dishwasher
- Three Bedrooms all with built-ins and ceiling fans
- Air conditioning to the master bedroom with walk in robe and ensuite
- Family bathroom with separate toilet
- Outdoor entertainment area with blackout shade blind
- Spacious double garage
- Direct access to the park and BBQ areas within the estate
- Block 250m<sup>2</sup>
- Nestled in a quiet pocket of Lawnton
- Close to schools, shops and transport ( Genesis college within 1.5km) (Bus stops within 250m)
- (University of The Sunshine Coast less than 2km away) (Westfield Northlakes 6km away) - Brisbane CBD 40 minutes away - Brisbane airport 30 minutes away
- Currently tenanted with lease in place until end February, vacant possession will be available
- Expected rental return \$600 - \$620/wk

Expenses: Rates – approx. \$405/qtr  
Unity Water – approx. \$400/qtr  
Body Corporate – approx. \$655/qtr  
Don't miss out on this one! Call Donna Erskine to arrange your inspection, please allow minimum 24 hours notice as the property is currently tenanted.\*\*\*Although every effort has been made to ensure the accuracy of the information (written or verbal) relating to this property. Some information has been obtained from third parties and has not been independently verified, accordingly no warranty or responsibility can be accepted by us for any loss resulting from not verifying the information personally. \*\*\*