

63/17 Cunningham Street, Deception Bay, Qld 4508



**Sold House**

Saturday, 2 December 2023

63/17 Cunningham Street, Deception Bay, Qld 4508

**Bedrooms: 2**

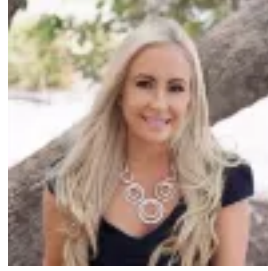
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact agent

Exceptional Investment Potential: Contemporary Townhouse in Premier Growth Pocket! Calling all savvy investors searching for a lucrative addition to their portfolio! Presenting 63/17 Cunningham St, a meticulously updated 130m<sup>2</sup> townhouse that epitomizes a secure and engaging investment opportunity. Situated in one of Brisbane's most sought-after growth pockets near the waterfront, this property seamlessly combines modern living with proximity to an abundance of recreational options, shops, cafes, and parks. Step into resort-style living with a free-flowing open-plan design that effortlessly integrates with a covered alfresco area and a spacious courtyard. The on-site pool enhances the experience, offering residents a stress-free and effortless lifestyle. For investors, this property guarantees long-term security with its low vacancy rates and minimal body corporate fees. Moreover, its rarity in the market ensures a high rental return with minimal maintenance concerns. Currently leased until July 2024 at \$420 a week, this is an opportunity to kickstart your property investment journey with a cash flow positive asset from day one. The thoughtful floor plan, combined with neutral finishes, promotes seamless and functional living. Whether you're looking for an ideal space for your little ones and pets to play in the backyard or a private retreat in the covered alfresco area, this property caters to every aspect of a balanced and cohesive lifestyle. Do not miss this outstanding investment prospect - seize the opportunity for smart and rewarding property ownership!

Property highlights:- Two bedrooms with built in robes, upstairs media room &/or 3rd room- Master includes ensuite and air conditioning, 3rd toilet downstairs - Updated kitchen downstairs with new Chef Oven and cooktop, dishwasher, breakfast bar and lots of storage- Ceramic tiled main living areas for effortless maintenance- Main Bathroom with Shower Over Bath, WC, Modern Vanity, Heat Lamps, and Exhaust- Two Split System Air-Conditioning- Separate Laundry with Linen Cupboard - Seamless integration with the covered patio and courtyard- Fully fenced courtyard- Single Lock Up Internal Entry Garage- New Carpet through out- Recently updated with fresh paint to the ceiling and walls throughout the residence and garage- Newly installed reverse cycle air conditioning to Master Bedroom- Replaced all blinds throughout the residence- Installed LED Lighting throughout- Remote Roller Door - Unit is close to secure Main entry agte Only minutes to the M1 and enjoying quick access to North Lakes, Redcliffe and the city, this location hold great allure for professionals and those seeking a quieter pace of life in a family friendly pocket.- Close to Rothwell or Mango Hill East Railway Station - 7 Min to Costco/Bunnings - 5 min to Deception Bay North State School- 6 min to Deception Bay Marketplace- 7 min to Deception Bay High School- 12 min to Westfield North Lakes- 14 min to Dolphin's Stadium- 40 min Brisbane- 50 min Sunshine Coast Act quickly! This outstanding investment prospect will not last long. Get in touch with Lydia Robins today to seize the opportunity for smart and rewarding property ownership!