

7 Broad Street, Brassall, Qld 4305



House For Sale

Saturday, 2 March 2024

7 Broad Street, Brassall, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 863 m2

Type: House



Jayde & Blake Price
0400743401

OFFERS OVER \$549,000

Nestled in a prime location surrounded by excellent amenities, 7 Broad St in Brassall presents an enticing investment opportunity. Situated on a huge block spanning over 800m², this property offers potential for future development, including options for granny flats or the construction of duplexes (STCA). Fully fenced with a large backyard, the property provides a blank canvas for those looking to capitalize on its development potential. Internally, the home boasts a formal living area, dining space, and a generous kitchen, providing ample room for comfortable living. The three bedrooms offer good sizes, along with a family bathroom. While the property requires modernization and some renovation, it is not an urgent requirement to move in, making it an attractive option for investors or those seeking to retain long-term tenants currently occupying the property. Additional features include a separate laundry and outdoor entertainment area, complete with garden sheds for added storage convenience. Car accommodation is provided with a carport, ensuring ample space for vehicles. 7 Broad St presents a rare opportunity to secure an investment property with potential for future development in a sought-after location. Don't miss the chance to explore the possibilities that this Brassall residence holds. Contact us today to arrange a viewing and unlock the investment potential of 7 Broad St. Current tenants have been in the property for 12 years and would love to stay on. Current Rent: \$375 PW. Rental Appraisal: \$480PW-\$490PW