

# 7 Derwent Street, Burpengary, Qld 4505



## Sold House

Thursday, 14 December 2023

7 Derwent Street, Burpengary, Qld 4505

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 629 m2

Type: House



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**\$628,000**

Tucked away in a quiet cul-de-sac in a family-friendly neighbourhood, and located just a short walk to childcare, parks and the Aquatic & Leisure Centre, is where you will find this solid 2014 built home. Set on a fully fenced, flat 629sqm block, this is a perfect addition to any investment portfolio or a fabulous entry level opportunity. Across a light-filled single level, the home comprises of four bedrooms, two bathrooms, two living areas, a well appointed modern kitchen, covered alfresco patio, separate laundry and a double lock-up garage. All that and gated side access to bring in a boat or caravan. Being just 25 minutes to the sparkling waters of Moreton Bay, if you don't already own tinny, it could be a good time to buy one! Split system air-conditioning in the family room and master bedroom, ceiling fans throughout, security screens, separate shower and bath in main bathroom, carpets in bedrooms and arainwater tank for toilets and laundry – are existing features of the home that enhance the value, comfort, and appeal. The yard is completely child and pet-friendly – fully fenced for secure outdoor play and there's plenty of room to put in a pool or a shed, if desired. Fire up the BBQ on the weekend, chill the beers and get out the ball, bat and stumps for a game of backyard cricket. This is the quintessential Australian lifestyle, even better in Queensland's sunny, warm climate. Currently rented until mid-May of 2024 for \$500 per week (with the possibility of early exit for an owner-occupier), you can receive an income stream from settlement day onwards, and if wanting to move in, it's only a matter now of mere months, so start getting organised! Located just a five minute drive to the M1 linking you north to the Sunshine Coast and south to Brisbane, 10 minutes to Morayfield Shopping Centre and Burpengary CBD/rail, 12 minutes to Caboolture Hospital, 15 minutes to North Lakes major shopping hub, 30 minutes to Brisbane Airports and 45 minutes to the city CBD – you are within an hour of everything you could want or need (including beaches and waterways). In the midst of a housing affordability crisis – many feel locked out of the market; first home buyers, downsizers (looking for an easy home to lock and leave when travelling), and investors should act quickly to secure this, it is priced to sell today. - Light-filled easy-care single level home- Built in 2014 - Fully fenced child and pet-friendly 629sqm flat block- 4 bedrooms, 2 bathrooms, 2 living, modern kitchen- DLUG + gated side access for boat, caravan and/or trailer- Quiet cul-de-sac in a quality residential neighbourhood- Walk to childcare, parks, aquatic & leisure centre- 5 mins to M1, 10 mins to major shopping & rail