

**7 Raven Court, Kelso, Qld 4815**



**House For Sale**

Friday, 24 May 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 758 m2**

**Type: House**



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## Offers Over \$399,000

Nestled within a tranquil Court, close to parkland in Kelso, 7 Raven Court offers a serene haven for comfortable living. This 758 square meter property presents a harmonious blend of modern comforts and practical features, promising a fulfilling lifestyle for its occupants. Upon entering, you are greeted by a spacious interior that exudes warmth and functionality. Inside, four generously sized bedrooms provide ample space for relaxation and storage. Three bedrooms are equipped with built-in wardrobes and air conditioning units, ensuring year-round comfort. The central bathroom serves as a sanctuary, boasting a generously proportioned shower that invites you to unwind and recharge. A separate toilet enhances functionality, catering to the needs of both residents and guests alike. The heart of the home lies in the expansive lounge room (currently being utilised as a home hair salon by tenant), where relaxation and entertainment converge seamlessly. Adorned with a new split-system air conditioner, this space offers optimal climate control, ensuring comfort. Practicality meets convenience in the internal laundry, where chores seamlessly merge with daily routines. Adjacent, a spacious linen cupboard provides ample storage. The kitchen, though original, exudes charm and functionality, boasting abundant bench space and ample cupboards for storage. Modern updates include a fresh coat of white paint and durable vinyl planking, imbuing the interiors with a fresh, contemporary ambiance. Step outside to discover an inviting undercover patio area, perfect for alfresco dining or entertaining guests. A lockable garage, ensuring peace of mind for residents. Additional storage needs are catered to by a garden shed, completing the ensemble of practicality. Security and sustainability are paramount, with the property fully fenced for privacy and security. Recent replacements ensure durability and longevity, while solar panels offer energy efficiency and potential cost savings. Situated in the peaceful neighbourhood of Kelso, 7 Raven Court offers convenient access to nearby amenities, schools, and recreational facilities. With transportation routes, shopping centres, and parklands within easy reach, the property perfectly balances suburban tranquillity with urban convenience.

**Your Property:**

- Four generously sized bedrooms, three with built-in wardrobes and air conditioning
- Central bathroom with large shower and separate toilet
- Expansive lounge room with new split-system air conditioner
- Internal laundry and spacious linen cupboard for added convenience
- Original kitchen with ample bench space and storage
- Recently refreshed with modern white paint and durable vinyl planking
- Undercover patio area for outdoor dining and relaxation
- Lockable garage for secure parking
- Security screens in place for added peace of mind
- Large well-established Yard and Gardens
- Garden shed for additional storage
- Shade house for the Green Thumb
- Fully fenced property with recent replacements for added security
- Installed solar panels

**Investment Potential:**

- Tenancy in place until 07 October 2024 at \$330 per week
- Current rental appraisal of \$470 to \$520 per week
- A large potential gross yield of up to 6.777% due to huge demand for rentals in the area due to the properties location and features
- This area is continuing to grow due to its affordability and investment potential - making it a sound owner-occupier or ideal addition to your property portfolio

**Your Location:**

- Conveniently located just a short drive away from Woolworths, news agency, Ross Hotel, doctors, pharmacy, post office
- Close proximity to State Primary School
- Nearby attractions include Reading Cinemas, Cannon Park Riverway and Willows Shopping Centre, just a short drive away
- Enjoy outdoor activities with walking distance to Ross River Hike & Bike Trail
- A 15 minute drive to Lavarack army barracks, James Cook University and Hospital
- Easy access to Ring Road for seamless commuting and travel opportunities

If you have been searching for a home that encompasses both convenience and comfort look no further than this strategically located property, offering easy access to essential amenities and endless entertainment options. Don't hesitate - make this opportunity yours and embrace a lifestyle tailored for you!" Call Coralie Macdonald on 0413 450 652 today!

**\*Disclaimer:** Please be advised that some photographs in our listings utilise virtual staging methods, which include digital enhancements such as furniture and décor placements. These modifications are for visualisation purposes only. We encourage interested parties to view our online 3D Virtual Tour and conduct their own inspections and investigations to determine if this property meets their requirements.\*