

8 Coolana Court, Harristown, Qld 4350

Sold Block Of Units

Tuesday, 6 February 2024

8 Coolana Court, Harristown, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 260 m2

Type: Block Of Units



Ian O'Donnell

\$737,000

Too Late - it's GONE! Many disappointed Buyers ... more Listings Wanted. Another one SOLD by Ian O'Donnell * 0409 348 238 Beautifully appointed contemporary cottages on a quiet street, close to new Coles & Convenience Shopping & short commute to the sprawling Clifford Gardens shopping precinct. Features include:- Two good size built-in bedrooms PLUS separate Office with built-in desk – check floorplan attached.- 'Master Chef' galley style kitchen – ceramic cooktop, fan-forced oven, dishwasher.- Open plan meals/family room that spills to a north facing sun-drenched outdoor patio area (with covered timber deck porch – great sun trap for your morning coffee).- Sparkling bathroom with 'larger' shower & separate bath.- Separate laundry with extra built-in bench/cupboards/storage.- Single lock up garage with direct internal access.- Reverse cycle air-conditioning.- Modern window furnishings.- Beautifully landscaped – low maintenance, drought tolerant plantings. Quality built by local legends, Gordon Bourke Constructions - the finish is exceptional, and the location is five star! Surrounded by near new homes and backing onto Council maintained Parklands/Nature Corridor. R-A-R-E opportunity to secure a Six Star, AAA+ location – walk to the new Coles Convenience Centre, ChildCare, several Parks, etc just a few blocks away. And just a very short drive to the sprawling Clifford Gardens shopping precinct (Coles, BigW, Woolies, Medicare, several Banks, specialty shops, food court & restaurants). Gold's Gym, Macca's, Zarraffa's Coffee, the iconic Newtown Park & Rose Garden, Clifford Park Racecourse, several schools, etc, etc are only a short way away. The City Centre is just a six-minute drive – this is prime, Prime, PRIME Harristown. Brilliant investment in a growing region with long-term growth and very low unemployment, which makes this 'duplex' great buying! Not just good - this is a GREAT INVESTMENT, offering BOTH capital & income growth!!! There are good tenants in place: Current income @\$805/week = Rental @\$41,860+pa. Gross Return 5.6%+gross pa. Rarely do Home Units of this calibre become available ... especially in such a superb location! General Rates: \$4,414.28 nett/pa. Water Access: \$630.58 nett/pa. ***Note: There will be NO Open Times. These homes are tenanted and inspections ONLY POSSIBLE at agreed time by appointment with minimum 24 hours' notice. Any questions, please ask. ***Also Note: It is my policy not to photograph tenants' furniture and belongings. Some images may have digital furniture placed to assist you in working out the workable dimensions of rooms for your furniture placement. Procrastination is your enemy! Giddy up ... "A brilliant address, and a home you'd be proud to CALL YOUR OWN ..."