

**8 Lexi Street, Glenvale, Qld 4350**

**Raine&Horne.**

**Sold Unit**

Sunday, 13 August 2023

8 Lexi Street, Glenvale, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Travis Rinehart

**\$300,000**

Do not miss this fantastic opportunity to secure a low maintenance half duplex in a great location! Built in 2015 and featuring 2 bedrooms, 1 bathrooms and a well equipped kitchen, this unit represents great value and the perfect opportunity for first home buyers or the eager investor looking to add a low-cost and high returning unit to their portfolio. Ideally located at the end of a quiet Street and within walking distance to Coles Glenvale as well as numerous local schools and parks, this unit is sure to tick plenty of boxes! Features Include:

- Two built in bedrooms with ceiling fans
- Main bedroom with split system air conditioner and access to two-way bathroom
- Bathroom equipped with separate bath and walk in shower
- Single lock up garage with internal access
- Open plan living/kitchen area with air conditioning
- Kitchen equipped with stainless steel appliances and ample cupboard space
- Covered outdoor entertainment area
- Fully fenced yard
- Currently rented for \$360/week until February 2024 (Over 6% return!)

• Rental assessment of \$360 - \$380/week \*General Rates: \$1061.88 net per half year after discount for paying on time\*

\*Water Rates: Access \$315.29 net per half year after discount for paying on time plus