

# 8 Sedgefield Parkway, Burdell, Qld 4818



## Sold House

Wednesday, 28 February 2024

8 Sedgefield Parkway, Burdell, Qld 4818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 525 m2**

**Type: House**



Dylan Weiske

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**\$423,000**

Welcome to 8 Sedgefield Parkway, Burdell 4818. The Property:- 3 Generous bedrooms with built in robes- Master bedroom features a walk in robe and ensuite- Bathroom features a shower over tub configuration- Open plan living with outdoor entertainment area facing the lush lawns- Well appointed kitchen with plenty of storage- Separate living, dining, and sitting areas- Airconditioned throughout- Gorgeous 525m<sup>2</sup> block with side access- Separate laundry with yard access- NBN connectivity- Single lockup garage

The Location: Situated in the blue chip suburb of Burdell, this beautiful home is just minutes away from parks, education, dining and entertainment.- 2 Minutes to Pine Meadows Park- 2 Minutes to Bohlevale State School- 3 Minutes to Woodlands Shopping Village- 7 Minutes to the Bohle Barn- 8 Minutes to Townsville Grammar School

The Opportunity: This is a fantastic opportunity for both the owner-occupier and investor to purchase an affordable property in Townsville's booming market. It's vacant and move in ready making it perfect for those that wish to occupy the property, and investors can look forward to a generous rental return of \$420 to \$460 per week, based on similar rentals nearby. Reach out to Dylan on 0447 267 806 for further information. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.