

**84/61 Caboolture River Road, Morayfield, Qld 4506**



**Sold Townhouse**

Friday, 27 October 2023

84/61 Caboolture River Road, Morayfield, Qld 4506

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 130 m2**

**Type: Townhouse**



Steve Jones

0481154030

**\$415,000**

Introducing a fantastic investment opportunity at 84/61 Caboolture River Road. This contemporary 3-bedroom, 2.5-bathroom townhouse is an ideal addition to any investor's portfolio, boasting strong rental growth and potential for capital growth in the ever-growing suburb of Morayfield. The market rent for this property is estimated at \$450+ per week, providing a high return on investment. The lease is on a fixed term agreement until early 2024, with fantastic tenants who would love to stay given the opportunity! The property is perfectly situated on a 139 m<sup>2</sup> block, with ample space and a stylish, modern design. Built in 2018, this near-new townhouse offers low-maintenance living and a comfortable lifestyle for tenants, complete with a single-car parking space. Morayfield's median growth is at 9.9% in the last 12 months and a huge 47.3% in the last 5 years! This property won't last long! Property features:

- Three good sized rooms on the first floor, as well as a main bathroom & balcony
- Master bedroom features a split system aircon, walk-through robe, ceiling fan, ensuite and private balcony
- Bedroom two and three each have built-in robes, ceiling fans and plush carpet
- The modern main bathroom has a bath, separate shower and heat lamps
- The first floor enjoys a fully airconditioned open-plan layout as well as an outdoor patio
- Kitchen features stone bench tops, electric cooktop, dishwasher, ample storage space
- Spacious living and dining room enjoy a split system aircon, ceiling fan and wooden floorboards
- A good sized laundry with a separate toilet accommodates busy households
- Security screens are installed for tenants peace of mind and safety
- Private and peaceful patio looks over the low-maintenance courtyard with side access
- A single-car garage ensures secure vehicle parking
- Currently there are great tenants in place on a 12 month lease until 2024
- The land size is 138sqm with the house enjoying a spacious 130sqm of living space
- There is a BBQ areas in the complex for residents to enjoy
- Ideally located close to local parks and Verschave Lake
- Morayfield Shopping Centre is a short drive away, as is the medical centre
- Schools and supermarkets are all close by within walking distance
- You can be in the Brisbane CBD or on the Sunshine Coast in under 50 minutes
- Plenty of visitor parking within the complex

Get in quick, as the sellers are serious about selling! For more information or to arrange a viewing please send through an enquiry and Steve Jones will get in contact. Disclaimer: Please be advised that H&U Property Group Pty Ltd have advertised the property to the best of their knowledge with correct information at the time (handover dates, photos used in advertisement and description). H&U does not accept any responsibility/liability that may occur. Interested parties are advised to inspect the property to verify the information for themselves, this can be arranged online. Alternatively, please contact the office on 07 3883 4906 for any further information that may be required.