

85 Cottontree Drive, Narangba, Qld 4504

Sold House

Saturday, 30 September 2023

PROJECT
PROPERTY
SALES

85 Cottontree Drive, Narangba, Qld 4504

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 693 m²

Type: House

\$735,000

This beautiful 4 Bedroom, 2 Bathroom, 1 multipurpose room, 1 dining room and 2 car garage situated on a 693 sqm block of land. With high ceilings and open plan living built with extra large bedrooms this is the ultimate family home. Room for some renovation and bones to create you dream home. This property will not be on the market long. With a great piece of land and a floor plan to dream of in the heart of Narangba. Located close to schools, shops, daycare centres, parks, bike paths, public transport and everything you need to fit into an amazing community. Within a short distance to the Narangba train station and local public transport to assist with commute to work or great family adventures and only a short distance to all highway entries complete the location like a hidden gem. Property Features:- High ceilings - Open plan kitchen- New solar system- Extra large bedrooms - Inbuilt wardrobes in all rooms- Extra large open floor plan- NBN ready. - Security system. - Ducted Ac through out- Large 2 car garage. - Foxtel. Suburb review from the Real Estate Investor: Narangba is a suburb in the Moreton Bay Region of Queensland. Narangba has a population of 18,576 people and 22.46% of its occupants live in rental accommodation. The median listing price for houses is \$700,000 and this has changed 27.73% over the past year and changed 43.14% over 2 years. The median rent in Narangba for houses is \$500 per week and the median rental yield is 3.71%. Stock on the market for houses/townhouses has changed 36.54% compared to last year and the average time to sell a house/townhouse is 69 days. The median listing price for units is NA and this has changed NA over the past year. The average unit takes NA days to sell and the median rent for a unit in Narangba is NA per week, producing a rental yield of NA. Investor Opportunity: Capital growth - 27.73 % Rent per week est - \$600 - \$650 pw Vacancy rate - 0.65 % Est yield - 4.66% Contact Jack Allwood for more information jack@projectpropertysales.com.au 0410 302 343