

# 9 Cafe Place, Bellbird Park, Qld 4300



## House For Sale

Wednesday, 6 December 2023

9 Cafe Place, Bellbird Park, Qld 4300

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 638 m2**

**Type: House**



Anthony Wright

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## "OFFERS OVER \$725,000"

This Dual Occupancy Home is situated in the heart of Bellbird Park. Privately and peacefully tucked away in a quiet setting is this dual income investment. A comfortable and relaxed, easy living abode, positioned on a massive block of 638m<sup>2</sup>. Property Features: Unit 1: \* 5 Spacious Bedrooms with Built-In Wardrobes\* Master Bedroom with Ensuite, Walk-In-Robe & Air-Conditioning\* Family & Meals Area - Spacious with Air-Conditioning\* Electric cooking\* Timber flooring in living and kitchen \* Ceiling fans throughout\* Kitchen has plenty of bench space and Stainless-steel appliances\* Dishwasher\* Outdoor Alfresco Dining Area - great for the BBQ\* Fully Fenced yard with multiple options \* Security Screens throughout\* Single Remote Lock up Garage\* Currently Tenanted until the 28/05/2024 @ \$500 per week. Unit 2: \* One large, carpeted bedroom with built in wardrobe and ceiling fan\* Kitchen comprises stainless steel rangehood and oven\* Electric Cooking\* Large living room area with Air Conditioning\* Security screens\* Single remote lock up garage\* Private balcony \* Single remote garage\* Currently Tenanted until the 02/07/2024 - \$320 per week.- Total Return of \$820 per week - Close to multiple Shopping Centres- Multiple school options, including Bellbird Park State Secondary College- Bike tracks and parks nearby- Early Childhood Centre within walking distance Bellbird Park is one of QLD's best kept secrets, situated close to public transport as well as being convenient to major arterial roads - located between style, convenience and affordability. Ideally suited to the astute buyer seeking a low-maintenance investment property to add to their portfolio or suited to the first home buyer who's seeking an easy living lifestyle and location. (once the tenancies expire you could live in the main dwelling and rent the secondary dwelling). "Don't Delay Contact Anthony Today" for an inspection - 0477 778 430 PLEASE NOTE: Whilst every care is taken in the preparation of the information contained herein, Running Property Pty Ltd will not be held liable for any errors in information supplied. All information is considered correct at the time of printing. Any interested parties should satisfy themselves in this respect.