

# 9 Rundell Street, Crestmead, Qld 4132



## House For Sale

Tuesday, 11 June 2024

9 Rundell Street, Crestmead, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 655 m2**

**Type: House**



DERRICK WILLIAMS

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## **\$589,000+ Offers**

Get those running shoes ready as this low-set three-bedroom home hits the market. Offering unbelievable potential on a good-sized block with endless opportunities. Positioned close to all amenities, this home is perfect for first-home buyers, investors and families looking for a spacious backyard for the kids and furry ones to play safe and kick the ball as well as the convenience of having drive-through access to the backyard. Set on a generous 655m<sup>2</sup>, there is plenty of room for the pool and big shed, or for the savvy investor second dwelling. 9 Rundell Street features open-plan living, security screens, air conditioning, gas hot water, front and back patio areas, garden shed, fully fenced backyard and much more. Property features:- 3 bedrooms: complete with built-ins, master bedroom with access to bathroom- Open-plan dining and lounge with air conditioning- Kitchen with gas stove/oven and plenty of storage- Two way bathroom with shower/bath- Separate toilet- Security screens- Internal laundry- Gas hot water- Large covered pergola- Length of the home front patio- Garden shed- 655m<sup>2</sup> fully fenced block with drive through access- Rates: approximately \$900 per quarter (includes water which tenants pay)- Recently painted throughout- Compliant smoke alarms- Current rent: \$465p/w- Lease expiry: 26/08/2024- New rent appraisal: \$520p/w- Not in flood zone Situated within walking distance to:- St Francis College (prep to year 12)- Crestmead Primary School- Marsden State Secondary School- Shopping centres- Day care- Public transport- Parks/playgrounds and much more Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.