

**91 Queen Street, Goodna, QLD, 4300**

**Sold House**

Thursday, 3 August 2023

91 Queen Street, Goodna, QLD, 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alex Siminiuc

## **Fantastic Opportunity.. Urgent Sale Required**

Perfect for first-home buyers or investors and priced to sell NOW!

Situated in a flood-free zone (never affected by the flood) and sitting safely on a hill.

This is a wonderful low-set, fully fenced, timber, 4-bedroom family home, situated in the heart of Goodna. Fully renovated and in very close proximity to local shops, schools, etc. The 170sqm home, is situated on a 592 sqm block, has 2 bathrooms, 1 room with an ensuite, a stone bench top kitchen, as well as a very large 35sqm covered deck to cater for any family gatherings.

- # 3 Min. Drive To Goodna State School.
- # 2 Min. Drive To Goodna Train Station.
- # 30 Min. Drive to Brisbane City.
- # 38 Min. Direct Train To Central Station.
- # 6 Min. From Redbank Shopping Centre.
- # 20 Min. To Ipswich Hospital.

- # Rates Approximately \$510 per Quarter.
- # Utilities Approximately \$155 per Quarter

The current estimated rental yield is 6.09 % and the estimated rental range is between \$485/W - \$581/W ( \$533 per week).