

1 Pencarrow Crescent, Raceview, Qld 4305

STRUD

House For Sale

Wednesday, 26 June 2024

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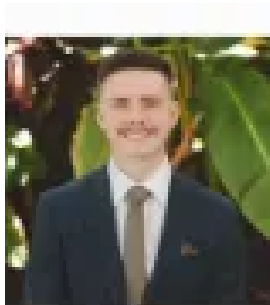
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 616 m²

Type: House



Tom Fox

0432469903

Offers Over \$629,000

Nestled on a prominent corner block in Raceview, 1 Pencarrow Crescent presents a compelling investment opportunity with its low-set brick construction and spacious 616m² block. This meticulously maintained property features four generously sized bedrooms, each outfitted with ceiling fans and built-in wardrobes, ensuring comfort and practicality for prospective tenants. Accompanying these are two well-appointed bathrooms, catering to the needs of families and professionals alike. The interior layout seamlessly blends functionality with comfort, offering a spacious living environment that extends to a welcoming patio area—a perfect spot for outdoor relaxation and entertaining. The property's corner position not only enhances privacy but also provides potential for future enhancements or additional development, adding value for astute investors. Strategically located in Raceview, known for its convenience and community amenities, 1 Pencarrow Crescent is poised to attract tenants seeking a blend of suburban tranquility and accessibility. Its appeal lies not only in the quality of its construction and layout but also in its potential for steady rental income. Investors can capitalise on the property's attractiveness to renters, ensuring high occupancy rates and consistent returns over the long term. In summary, This home stands as an exceptional opportunity for those looking to expand their investment portfolio in the thriving Raceview area. With its practical design, desirable features, and promising location, this property promises both immediate rental appeal and future growth potential. For further information, please contact us today and explore the possibilities offered by this outstanding investment prospect.

For the Investor: Current Rent: \$470 Per week. Lease End Date: 12/04/2025 Rent Appraisal: \$550 - \$580 Per week Rates: \$591.80 Per Quarter (Subject to change) Water Consumption: \$322.74 Per Quarter (Subject to change) Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.