

**12 Sarah Place, Raceview, Qld 4305**

**STRUD**

**House For Sale**

Tuesday, 2 July 2024

12 Sarah Place, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 450 m2**

**Type: House**



Tom Fox

0432469903

## FOR SALE

Welcome to 12 Sarah Place, Raceview, a charming low set brick home that offers comfort and convenience on a manageable 450m<sup>2</sup> block. This delightful property is perfect for families, or investors seeking a solid addition to their portfolio. With three well-sized bedrooms, a study, and a single bathroom, this home provides ample space for comfortable living. Each bedroom is equipped with ceiling fans, ensuring a cool and restful night's sleep year-round. The lounge room is a cozy retreat with air conditioning to keep you comfortable during the warmer months. The study is a versatile space, ideal for a home office, reading nook, or even a play area for the kids. Step outside to discover a good-sized backyard, perfect for family gatherings, gardening, or simply enjoying the outdoors. The low-maintenance yard offers plenty of space for children and pets to play while providing a peaceful setting for relaxation. Situated in the heart of Raceview, this home is conveniently located near schools, parks, shopping centres, and public transport options. Enjoy the benefits of a well-connected community while savouring the tranquility of suburban living. Don't miss this opportunity to secure a fantastic property in a sought-after area. Schedule your inspection today and experience the charm and potential of this home.

For the Investor: Current Rent: \$410 Per Week Lease End Date: 6th Jan 2025 Rent Appraisal: \$515 - \$530 Per Week Rates: \$514.95/ qtr (subject to change) Water: \$187.08/ qtr + consumption (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.