

**13 Carnarvon Crescent, Waterford, QLD, 4133**



**House For Sale**

Tuesday, 3 September 2024

13 Carnarvon Crescent, Waterford, QLD, 4133

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## KING&COMPANY.

A fantastic investment opportunity, with scope to add value!

### INSIDE:

- | Air-conditioned open-plan tiled living & dining room (with ceiling fan)
- | Kitchen with breakfast bar, dishwasher with electric cooktop & oven
- | Master bedroom with ceiling fan, walk-thru-robe & ensuite
- | Two other bedrooms with ceiling fans & built-in robes
- | Main bathroom with bathtub + separate toilet
- | Single remote lock-up garage

### OUTSIDE:

- | Alfresco patio area
- | Low maintenance yard space (fenced)
- | 320sqm block

### EXTRAS:

- | Security screens and doors
- | Lock up garage

### TENANCY:

- | \$570pw until May 2025

COURTNEY'S Comments: "An excellent return on investment is on offer here, with great tenants in place! There is scope to add value to this property with some minor cosmetic enhancements, but for right now, you have a fantastic investment, ideal for those looking to buy & forget! This one will go quick!"

Rental Appraisal & list of outgoings is available on request, please contact the Team!

### LOCATION:

- | 2mins to Holmview Shopping Centre, Bunnings & Aldi
- | 5mins to Canterbury College
- | Bus stops throughout the Estate
- | 15mins to Motorway, both West and Southbound
- | 20mins to M1 Highway
- | 45mins to Brisbane City
- | 45mins to Gold Coast

### INSPECTION:

A video walk-through is available, please contact the Team to request.

We welcome your attendance at an upcoming open home.

Whatsapp/Facetime is available by request.

\*Please note that while every effort has been made to ensure the accuracy of these particulars, we advise interested parties to conduct their own inspections and due diligence. All information contained herein is gathered from sources we consider to be reliable however we cannot guarantee or give any warranty about the information provided.