

140 Emerald Drive, Regents Park, Qld 4118



House For Sale

Monday, 8 July 2024

140 Emerald Drive, Regents Park, Qld 4118

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 780 m2

Type: House



Claudia Escobar
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OFFERS ABOVE \$749,000

Discover this delightful 3-bedroom, 2-bathroom home in a family-friendly neighborhood. In its original condition, this property presents a fantastic investment opportunity with tenants already in place. **Comfortable Bedrooms:** The master bedroom is a true retreat, complete with a walk-in robe and ensuite for added privacy and convenience. All bedrooms are equipped with ceiling fans, ensuring comfort throughout the year. **Spacious Living/Dining Area:** The open-plan living and dining area is perfect for both everyday living and entertaining guests. Its spacious layout provides a versatile space to suit any lifestyle. **Convenient Separate Laundry:** This home features a separate laundry room with direct access to the yard, making laundry days a breeze and adding to the overall convenience of daily living. **Side Access & Expansion Potential:** The property boasts side access, providing easy entry and exit for vehicles and potential for additional parking. Additionally, there's ample space to build a secondary dwelling, granny flat or shed (subject to council approval), offering endless possibilities for expansion and customization. With tenants already in place, this home is a great investment opportunity that offers immediate rental income. Don't miss out on securing this wonderful property. Contact us today to arrange a viewing and add this gem to your investment portfolio! Leased until the 24.02.2025. Once purchased, you will receive a rent of \$500 per week which is the current market rent. (Current tenant's lease with another agency is \$400 per week + rent top up of \$100 to bring it to current market rent of \$500 per week until this lease ends) once the lease ends you can then choose to offer the tenants a new lease at market value, re-lease it to new people or move in. **Disclaimer:** The information provided in this real estate advertisement is offered to the best of our knowledge and belief. However, prospective buyers are advised that certain aspects of the property may be subject to local council approval, regulations, or other legal requirements. Buyers are strongly encouraged to conduct their own thorough due diligence and investigations to verify all details, dimensions, zoning, and any other pertinent information related to the property. It is crucial to consult with relevant local authorities and professionals to ensure that the intended use or modifications align with current regulations and restrictions. The seller, real estate agency, and its representatives make no guarantees, warranties, or representations regarding the accuracy or completeness of the information provided in this advertisement. Any reliance on the information herein is at the buyer's own risk. This disclaimer serves as a notice that potential changes or restrictions may exist, and it is the responsibility of the buyer to confirm the accuracy of the information provided and to seek professional advice where necessary. This disclaimer is not exhaustive, and prospective buyers are urged to seek independent legal advice to ensure they fully understand any potential implications related to the property.