

15 Columbia Street, Gympie, QLD, 4570

House For Sale

Thursday, 22 August 2024



15 Columbia Street, Gympie, QLD, 4570

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Type: House

Double the House - Double the Space - Double the Income!

Welcome to 15 Columbia Street Gympie. The owners of this home purchased it in 2021 and took a rundown public housing property and turned it into a modern double storey home with 2 separate living space upstairs and downstairs.

It was rented for the first half of 2022 for a total of \$960 per week - \$480 per week each area. It will make the perfect home for extended family living, an investors delight with healthy rental returns and tax depreciation benefits on new fixtures and fittings throughout OR the perfect home and investment for someone who'd like to live in one area and rent the other out - get someone else to help pay off the mortgage!!

BREAKING IT DOWN.....

UPSTAIRS

- * 3 bedrooms all with AC's, ceiling fans, built-in cupboards, screens and blackout blinds.
- * Restored polished timber floorboards throughout the entire top level. Brand new 1200 wide timber entry door.
- * Large walk-in shower to modern bathrooms with freestanding glass screen, floating double vanity. Quality floor to ceiling tiles.
- * Newly renovated modern kitchen with stone benchtops in fresh white colour palette. Microwave tower. Electric cooktop & oven. Dishwasher. White timber panelling surrounds kitchen cabinetry overlooking lounge and dining spaces.
- * Open plan lounge and dining areas overlook the front yard and open on to a large covered deck perfect for entertaining or relaxing. Large split AC to living area.
- * Internal laundry sits adjacent to the kitchen with direct access to the clothes in the back yard via the rear stairs. Electric hot water.

DOWNSTAIRS

- * 3 bedrooms large enough for double beds, freestanding wardrobes, screens and blackout blinds.
- * Low maintenance vinyl timber look floors throughout the downstairs level. Large split AC to the main living area cools the entire space easily.
- * Modern black and white kitchen, microwave tower, dishwasher, breakfast bench/server, electric appliances. Instantaneous gas hot water.
- * Combined internal laundry and wet-room styled bathroom with large walk-in shower, freestanding glass screen and floor to ceiling tiles.
- * "Crimsafe" sliding screen door leads onto the large outdoor area covered by an awning - can also be used for undercover carparking.

OTHER FEATURES

- * Backs on to parkland reserve corridor.
- * Bus stop directly opposite the house in the same street.
- * Walk to a choice of local primary and high schools, Gympie Aquatic Centre, daycare centre and local cafes and hotels.
- * Easy access on to the Bruce Highway, north or south via Brisbane Road a short drive away.
- * Long established neighbours mostly owner occupiers.

As Gympie continues to be one of the Sunshine Coast's sought after locations with over 30% increase in property prices in the last 12 months. With predicted growth to come after large infrastructure projects are completed over the next 3-5 years, now is the time to secure your place in one of SEQ's most popular regional areas for those wanting a lifestyle change & investment into the future.

Keep an eye out on our website for open times or to book your private viewing, head to www.yambarealtygroup.com.au or give us a call. We look forward to speaking with you soon.

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