

**16 Spencer Avenue, Kirwan, QLD, 4817**

**House For Sale**

Sunday, 6 October 2024

16 Spencer Avenue, Kirwan, QLD, 4817

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Julie Munro

## **12 Month Lease In Place : Calling all Investors !**

Kirwan investment opportunity. Welcome to 16 Spencer - a perfect blend of modern comfort and convenience, offering a low-maintenance investment opportunity. This 3-bedroom home is designed for effortless living in a prime location.

A Live Virtual Tour has been booked for 12 Midday on Tuesday 8th October 2024. You will need to register your interest to be included on this LIVE walk through the property !

- Three generously sized bedrooms, all with air conditioning
- Open-plan living, dining, and kitchen area, creating a bright, welcoming space
- Versatile outdoor area with undercover patio for year-round entertaining
- Fenced rear yard - a blank canvas for gardening or personal touches
- Double garage with secure parking and internal access

### Rental Returns:

- Current rent: \$430 per week
- Increasing on 12/11/24 to \$440 per week
- Lease period: 27 September 2024 to 2 October 2025

Jools Munro & Craig Allom are proud to present this property to the market and are available 7 days a week to assist with any inquiries. Don't hesitate to contact us for more information or to arrange a viewing!