

2 Claremont Drive, Murrumba Downs, Qld 4503



House For Sale

Sunday, 23 June 2024

2 Claremont Drive, Murrumba Downs, Qld 4503

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 650 m2

Type: House



Donna Erskine

0732056633

Offers Over \$747,000

Introducing this charming low-set brick and tile 3 bedroom property nestled on a generous 650m² block within walking distance to parks and local schools. Conveniently located with easy access to the Bruce Highway and just a short drive to Westfield North Lakes, this home offers the perfect blend of comfort and convenience. Step inside to discover a separate lounge leading seamlessly into the air conditioned open-plan family area, offering direct access to the large covered outdoor entertainment area. Ideal for entertainers, the well-designed kitchen extends out to the pergola, with the oversized backyard providing ample space for a shed, pool, or both. The property features 3 generously sized bedrooms with built-in wardrobes, including an ensuite to the master bedroom. Additionally, the converted garage offers versatility as a 4th bedroom, rumpus room or a work-from-home office space. Don't miss out on the opportunity to make this property your own oasis of comfort and style.

Property Features:

- Separate lounge
- Air conditioned family area
- Good size kitchen with ample bench space and dishwasher
- 3 Bedrooms all with built ins
- Master with ensuite
- Family bathroom
- Separate toilet
- 4th Bedroom/Rumpus/Work-from-home office space
- Large covered outdoor entertainment area
- 650m² Block
- Water tank
- Built 1988
- Long term tenant with lease in place until January 2025 currently paying \$540/wk
- Expected rental return in current market \$620-\$660/wk

Property Expenses Rates:
\$320/qtr
Unity Water: \$364/qtr

Call Donna Erskine to arrange your inspection, please allow minimum 24 hours for access as property is tenanted. ***Although every effort has been made to ensure the accuracy of the information (written or verbal) relating to this property. Some information has been obtained from third parties and has not been independently verified, accordingly no warranty or responsibility can be accepted by us for any loss resulting from not verifying the information personally. ***