

23 Boonderee Pl, New Auckland, QLD, 4680



House For Sale

Friday, 16 August 2024

23 Boonderee Pl, New Auckland, QLD, 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Hayley Ward
0431378684

TIDY & LOW MAINTENANCE FAMILY HOME IN SOUGHT AFTER ESTATE

Looking for a tidy four bedroom home with excellent rental yield OR your first home to step into the property market? Look no further than 23 Boonderee Place, New Auckland. Boasting four bedrooms, two bathrooms, open plan living and double garage, this home offers low maintenance living with a modern design.

At a glance;

- Lowset home built in 2012
- Modern kitchen features impressive island bench, electric oven, gas cooktop, dishwasher and ample cupboards for storage.
- Spacious open plan living, dining and kitchen at the heart of the home with direct sliding door access to outdoor patio.
- Second living space/media room at the entry of the home, for the added convenience of family living.
- Master bedroom complete with ensuite and walk-in robe.
- Three well-sized, additional bedrooms with ceiling fans and built-in robes.
- Main bathroom complete with shower, bath and vanity. Separate toilet located nearby for added convenience.
- Outdoor entertaining patio overlooking the back yard.
- Double lock-up garage with remote roller door access and laundry at the rear.
- Ducted air conditioning throughout.
- Rates: approx. \$4,300 per annum
- Currently tenanted until 28/10/24 at \$470/wk. Current rental appraisal is \$520 - \$540/wk and last known rental increase was 29/10/23.

Conveniently located in Vantage Estate, this home is a short 5-minute drive from Kirkwood Shopping Complex; inclusive of Woolworths, bottle-o, chemist, medical centre, New agency, food outlets and more.

Don't miss your opportunity to secure this excellent family home! Contact Hayley on 0431 378 684 to arrange an inspection. Please note a minimum of 24hrs' notice is required for all inspections as the property is currently tenanted.

*Previous marketing photos have been used to protect tenant privacy.

Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property