

**37 Henderson Rd, Burpengary, QLD, 4505**



**House For Sale**

Thursday, 1 August 2024

37 Henderson Rd, Burpengary, QLD, 4505

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Scott Lachmund  
0754989800

## Make this Gem Shine Again on 1,012m2 with In-ground Pool

Welcome to 37 Henderson Road, Burpengary...

First home buyers, Investors, Downsizers, Renovators – After some renovation & refurbishment throughout, this property is sure to add value to which ever situation you're in.

The property features 4 bedrooms, 3 bathrooms + an expansive open plan kitchen, dining and formal living area including an open fireplace with copper feature flume.

With a double open carport, additional gated side access for a small car, trailer or boat on a 1,012m2 fully fenced pet friendly yard and currently being VACANT, your family could be living here within just 30 days subject to your buying conditions.

Internal features include;

- > All bedrooms are carpeted and feature ceiling fans – 3x bedrooms have built in robes
- > Master bedroom features an ensuite with shower, vanity and toilet
- > Main bathroom features shower, bath and vanity with separate toilet
- > Cork Tiled flooring throughout that main living areas
- > Spacious formal lounge area featuring cathedral ceilings and open fireplace – providing all year round comfort
- > Served style kitchen with ample cupboard space overlooking the dining area features a Solt dishwasher, Euromaid cooktop and range hood.
- > Dining area leads to the outdoor entertaining area via sliding doors
- > Separate laundry with external access to yard & clothesline
- > Dual & separate linen press in hallway

Additional features include;

- > Solar Panels
- > Security screens throughout
- > Smoke alarms are compliant under 2024 legislation
- > Pool safety compliance to 2025

Step outside to the massive private outdoor entertaining area and be the envy of all your friends & family thanks to the built in BBQ area and beautiful in-ground salt water pool.

External features include;

- > Rain water tank for garden maintenance
- > Established trees and low maintenance gardens
- > Side access through double gates
- > Electric hot water system
- > Garden shed
- > Cubby House or Home Art Studio
- > Pathways around the home

If you're an Investor, we have a future rental appraisal of \$640.00 - \$670.00 rent per week which equals an approx. gross return on your investment of 5.0% per annum at this asking price.

This property is situated on a 1,012m2 (quarter acre) easement and flood free block and is located in a family friendly

neighborhood close to all local Burpengary amenities.

The Burpengary Community Club, shopping precinct and Burpengary train station, as well as Burpengary State School and Burpengary State High School are all within easy walking distance. A short drive up the road will take you to the town centre, Burpengary Plaza and several more schools. Commuters will also love the convenient access on and off the Bruce Highway.

Properties offering these features, in this location and in the current market will attract a lot of attention from serious buyers.

Contact Scott Lachmund to register your attendance for the advertised open home before this golden opportunity is missed.

NOTE: No guarantee or warranty is given to the working order of any Electrical appliances and/or Solar equipment being marketed with this purchase.