

**4 Currajon St, Brendale, QLD, 4500**



**House For Sale**

Tuesday, 3 September 2024

4 Currajon St, Brendale, QLD, 4500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## ATTENTION ALL ASTUTE INVESTORS!

Situated in the Wantima Country Club Estate and just minutes away from the shopping, sporting and entertainment precinct of Eatons Hill. This property is currently tenanted with long term and impeccable tenants until at least August 2025 at \$620 per week! It will make a great addition to any investment portfolio.

With three bedrooms upstairs offering ceiling fans and built-in robes, the main bedroom features air conditioning and are serviced by a modern family bathroom with separate bath. The living and lounge rooms have beautifully maintained timber floors and a great sized well-appointed kitchen with an island bench, perfect for meals on the go and an additional meals area means there is plenty of space for everyone to relax and unwind. You will be impressed by the large front covered verandah, that offers natural breezes and is the ideal spot for a morning coffee.

Downstairs offers multiple options with a large air-conditioned multipurpose room that would be perfect for those working from home, a teenage retreat or rumpus room - the options are endless. Moving outside you will be impressed by the large flat backyard, with room for a pool or the perfect place to add an entertaining area and value add to your asset.

Contact Wayne Cornell for more information on 0410 405 031.

### Features:

- \* Great investment opportunity - tenant in place until August 2025
- \* Rental income - \$620 a week
- \* Three bedrooms with built-in robes and ceiling fans, main bedroom with split-system air conditioning
- \* Large living room with hardwood floors
- \* Lounge/ Study room
- \* Large front verandah
- \* Well equipped kitchen with island bar and dining area
- \* Family sized modern bathroom with separate bath
- \* Internal stairs
- \* Large air-conditioned multipurpose room
- \* Water tank
- \* Great sized backyard, room for a pool
- \* Private front covered patio
- \* 3 car garage with internal & drive through access
- \* Minutes away from Wantima Golf Course
- \* 615m<sup>2</sup>

### Location:

- \* 850m to Wantima Country Club
- \* 1.9km to Brendale micro-breweries and Café precinct
- \* 2.2km to Eatons Hill Shopping & Entertaining precinct
- \* 2km to South Pine Sports Complex
- \* 2.1km to Eatons Hill Primary School & 3.5km to Bray Park State High (catchment) schools
- \* 3.3km to Good Shepherd Christian School
- \* 3.9km to Train

### Disclaimer:

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