

**45 Oxenham Circuit, Augustine Heights, QLD, 4300**



**House For Sale**

Wednesday, 14 August 2024

45 Oxenham Circuit, Augustine Heights, QLD, 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ryan Watson  
0734542946

## Ideal Investment Opportunity in Augustine Heights

Welcome to 45 Oxenham Circuit, Augustine Heights - a prime investment opportunity nestled in a thriving community known for its strong rental demand and continuous growth. This meticulously maintained property offers investors a chance to secure a high-yield asset with minimal ongoing maintenance.

### Property Features:

- **Modern Design:** This contemporary home boasts a stylish and functional layout, ensuring it remains attractive to a wide range of tenants. With a low-maintenance exterior and high-quality finishes throughout, the property is designed to withstand the test of time.
- **Spacious Living Areas:** The open-plan living and dining areas create a welcoming atmosphere, perfect for families or professionals. Large windows allow plenty of natural light, enhancing the appeal for potential renters.
- **Gourmet Kitchen:** The well-appointed kitchen features modern appliances, ample storage space, and a sleek design that will impress any tenant.
- **Comfortable Bedrooms:** The property includes multiple generous-sized bedrooms, each with built-in wardrobes, providing ample space for tenants. The master suite comes complete with a private ensuite.
- **Outdoor Entertaining:** The covered alfresco area is ideal for outdoor dining and entertaining, adding to the property's tenant appeal.
- **Prime Location:** Situated in the heart of Augustine Heights, this property is conveniently close to schools, parks, shopping centres, and public transport options, making it an attractive choice for tenants.
- **Strong Rental History:** With a solid history of rental income and high demand in the area, this property promises consistent returns and minimal vacancy periods.
- **Low Maintenance:** Designed with the investor in mind, the property requires minimal upkeep, reducing ongoing costs and maximizing your return on investment.

### Investment Highlights:

- **High Rental Demand:** Augustine Heights is a sought-after suburb with a growing population, ensuring a steady stream of potential tenants.
- **Capital Growth Potential:** The area's continuous development and infrastructure improvements contribute to strong capital growth prospects.
- **Strong Rental Yield:** With competitive rental rates and high occupancy, this property offers an excellent rental yield.

Seize this opportunity to add a high-quality asset to your investment portfolio. 45 Oxenham Circuit, Augustine Heights, is a smart investment choice offering stability, growth, and consistent returns.

Contact me today to arrange an inspection and secure this prime investment property.