

5 Paspalum Court, Meringandan West, QLD, 4352



House For Sale

Tuesday, 1 October 2024

5 Paspalum Court, Meringandan West, QLD, 4352

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Amy Makim
0746308711

LOVELY BRICK HOMESTEAD ON AN ACRE WITH FABULOUS VIEWS - AN OPPORTUNITY WORTH WAITING FOR

Perched on the high side of the street, on the corner of a quiet cul-de-sac, sits this lovely brick homestead with sweeping views over a picturesque rural landscape.

Perfect for First Home or Solo Buyers, Downsizers and Investors this sweet home will have you excited with all it has to offer. As it's currently tenanted, it would be ideal for those not in a rush to move straight in or investors.

From the alfresco area with the superb view to the clever design that optimises functionality and easy living, paired with the abundance of land and water this adorable retreat is a real find.

Prime for a touch of cosmetic updates, (PLEASE NOTE: internal photos are several years old, so use for layout purposes and expect some more wear and tear with a "lived in" aesthetic) but, there's no need to rush into it, your dream home can come to life in due time.

HOME HIGHLIGHTS

- Fabulous acre block (3997m²)
- Lovely, Sweeping Views
- Peaceful Location
- 3 x Good sized bedrooms
- Master Bedroom with Ensuite +
- Walk-in Wardrobe
- 2 x Living Spaces
- Spacious Kitchen
- Evaporative Air-Conditioning
- Wood Heater
- Main Bathroom with
- Separate bath
- Solar Hot Water System
- 2 x Rainwater tanks
- Town Water and Septic
- Undercover Entertaining Area
- Internal Double Garage
- Single Bay Shed
- Fully Fenced yard

TENANCY: Currently tenanted at \$520pw, then \$560pw from November 5, 2024 until November 10, 2025. Long-term Tenants have indicated they would like to stay, but would be willing to vacate, under specific conditions. Please ask me for more information. But please remember, the tenant CANNOT be forced to move earlier than their tenancy agreement outlines.

SALES PROCESS: Offers to Purchase due by 22nd October, 2024.

Please note the Seller may choose to negotiate and accept an Offer made any time during this 21-day period

OUTGOINGS:

Land Rates: \$954.64 per half year nett

Water Rates: \$335.75 per half year nett

Enjoy the beautiful rural outlook, big block and well-designed home, all being only a short distance to the Produce Store, School, Rosalie House Vineyard, Meringandan Pub and Highfields. An opportunity worth waiting for, call Amy for more

information 0400 018 849.