

# 52 Lillipilli Street, Vincent, Qld 4814

## House For Sale

Wednesday, 10 July 2024

52 Lillipilli Street, Vincent, Qld 4814

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



Michael Trevilyan  
0416925520

**\$449,000**

This property is perfect for first home buyers or investors. Located on a fully fenced, landscaped 635 sqm block, it offers a blend of comfort and functionality. Featuring three bedrooms, each with built-in wardrobes and air-conditioning, a well-appointed kitchen, and a spacious living area with a split-system air-conditioner. The open dining and lounge area is ideal for family meals. The main bathroom is upstairs along with a separate toilet, and there is an additional second toilet downstairs. Enjoy outdoor living with a timber entertaining deck and an undercover paved BBQ area below. Downstairs includes an internal laundry, an extra air-conditioned room, and a single lock-up garage with secure storage. Double gate side access is perfect for parking a boat or caravan. Currently, there is a tenant in place on a periodic lease, paying \$390 per week, with a rental appraisal of \$450 - \$480 per week, making this an attractive option for investors.