

**52 Mcgahey Street, Rothwell, Qld 4022**

**House For Sale**

Tuesday, 25 June 2024

52 Mcgahey Street, Rothwell, Qld 4022

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 559 m2**

**Type: House**



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## For Sale

Welcome to 52 McGahey Street, Rothwell - a charming and well-maintained low-set brick-and-tile residence On 559m<sup>2</sup>, offering the perfect blend of comfort, convenience, and potential. This four-bedroom, two-bathroom double remote garage home is an ideal find for families or investors alike, boasting a prime location and fantastic features. Situated opposite the Tigers football fields and the Pony Club the view is lovely! located very handy to the Zone shopping precinct, local private and public schools, the train station and North Lakes with all its amenities and handy to the Peninsular too, with that lovely bay breeze.

**Key Features:**

**Investment Potential:** Currently rented at \$620 per week until 24 April 2025, this property offers a fantastic return on investment. It's an excellent opportunity to secure a rental income while you plan for the future. Moreton Bay Regional Council rates \$521.21 per quarter approx.

**Spacious and Practical Layout:** The home offers two separate living areas, providing ample space for both relaxation and entertainment. Whether you're hosting guests or enjoying a quiet night in, this layout caters to all your needs.

**Four Generously Sized Bedrooms:** Each bedroom is designed to be a private sanctuary, complete with built-in wardrobes, ensuring everyone in the family has their own space to retreat and relax.

**Modern Kitchen:** The well-appointed kitchen is the heart of the home, featuring quality appliances, including Dishwasher, plenty of storage, and a convenient layout that makes meal preparation a breeze.

**Two Bathrooms:** The main bathroom is modern and functional, while the master bedroom includes an ensuite, adding a touch of luxury and convenience to everyday living.

**Separate Laundry with access to the clothesline**

**Double remote Garage:** Secure your vehicles and enjoy additional storage space in the double lock-up garage, providing peace of mind and practicality.

**North-Facing Back Garden:** Bask in natural sunlight with the north-facing back garden and Patio perfect for outdoor activities, gardening, or simply enjoying a morning coffee.

**Prime Location:** Situated opposite the Tigers Football Club, Football Fields, and Pony Club, this home is a haven for sports enthusiasts and families who love an active lifestyle. You'll also find schools, shopping centres, and public transport within easy reach.

Don't miss out on this incredible property that ticks all the boxes for both comfortable living and smart investment. Whether you're looking for a family home or a profitable addition to your portfolio, 52 McGahey Street, Rothwell, is a must-see.

**Contact Us Today:** Schedule a viewing or request more information by contacting our team. Discover all the possibilities that await you at 52 McGahey Street - your next great real estate investment or family home awaits!

This script emphasizes the property's features, its investment potential, and its convenient location, making it appealing to a wide range of prospective buyers.

**Disclaimer:** All photographs, facades, colour schemes, floor plans and dimensions are for illustrative purposes only and may vary slightly to the end product. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.