

**8 Amberton St, Caboolture, Qld 4510**



**House For Sale**

Wednesday, 10 July 2024

8 Amberton St, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 615 m2**

**Type: House**



Jacky Rose

**\$610,000**

Nestled in the heart of Caboolture, this charming brick and tile residence, built in 1990, offers a wonderful blend of comfort and convenience. Whether you're a first home buyer, looking to downsize, or an investor seeking a solid rental property, this home is ideal for you. Currently tenanted at \$580 per week until February 2025, it offers an opportunity to earn rental income if you're not in a rush to move in.

- Brick & Tile home, built in 1990 on a 615sqm block
- 4 Bedrooms, all with built-ins
- Modern kitchen with breakfast bar, pantry, plenty of cupboards
- Elec cooking, stand-alone stove, rangehood
- Separate Dining and Lounge Rooms give plenty of space for family gatherings and relaxation
- Main Bathroom includes a shower over the bath, perfect for families with young children
- Internal laundry
- Vinyl wood planks in living areas for easy maintenance, and cozy carpet in the bedrooms
- Security screens, fans throughout the home
- A spacious paved outdoor area perfect for BBQs and entertaining guests
- Single shed plus an additional garden shed
- Rainwater tank
- A good-sized backyard, colorbond fenced, with side access potential, ideal for kids to play safely
- Walking distance to schools
- Minutes to shops and rail, making daily commutes and errands a breeze.

• Currently tenanted at \$580/wk, lease ends 27/2/25

This property presents an excellent opportunity for a variety of buyers. Don't miss out on the chance to own this versatile and well-maintained home. Contact us today to arrange a viewing and make 8 Amberton Street, Caboolture, your next great investment or forever home!

**SCHOOLS:**

- Tullawong State Primary School - 0.91 klms
- Tullawong State High School - 1.24 klms
- Grace Lutheran College - 0.34 klms
- St Pauls Lutheran Primary School & Kindergarten - 0.67 klms
- Caboolture State School - 1.22 klms
- Caboolture Special School - 4.7 klms

**PLACES OF INTEREST:**

- Caboolture CBD - 2.4 klms
- Caboolture Train Station - 2.3 klms
- Caboolture Hospital - 3 klms
- Morayfield Plaza - 4.6 klms
- Bongaree Jetty, Bribie Island - 26.8 klms
- Caloundra, Sunshine Coast - 48.8 klms
- Brisbane Airport - 50.9 klms

Presented by Jacky Rose - Director/Licensee of NOW Real Estate. NOW Real Estate is a family owned business; A complete Real Estate Service offering experience and expertise in the SALE and MANAGEMENT of residential properties in the Moreton Bay Shire.

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