

**Address available on request, Bohle Plains, Qld 4817**



## House For Sale

Friday, 3 November 2023

Address available on request, Bohle Plains, Qld 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 622 m2**

**Type: House**



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## High \$400,000's

Located in Bohle Plains, in one of Townsville's fastest-growing corridors, this well-maintained home is leased by Defence Housing and offers astute investors a great opportunity for secure tenancy at market rent which is revised yearly. The lease term expires on 15 May 2025 with an option of a further 3 years. Currently renting at \$500 per week and adjusted each December according to an independent professional valuation.

**THE PROPERTY:-** Large rendered block and family home.- 4 Spacious bedrooms inc the master with Built-in Robe and Ensuite.- Two living areas including a separate lounge at the front of the home.- Modern kitchen -Tiled living areas- Carpet to bedrooms- Fully air-conditioned living areas.- Ceiling fans throughout- Tiled family & meals area with double sliding doors opening to the outdoor undercover alfresco dining area- Large Double-lock garage with storage and internal access- Fully security screened- Side access- Spacious 622 sqm flat block- Built approx 2013- Approx \$3528 pa

**THE LOCATION-** Short Drive to Shopping Centres- Short drive to Tennis Courts and parks- Short drive to Gyms- Short drive to the local convenience store- Short Drive to Brothers Leagues Club- Short drive to schools

**Disclaimer:** While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept no liability for any errors or exclusions (including but not limited to a property's land size, floor plans and building age). Accordingly, all interested parties should make their own enquiries and obtain their own legal advice.