

**Raffles Avenue, Redlynch, QLD, 4870**



**House For Sale**

Tuesday, 3 September 2024

Raffles Avenue, Redlynch, QLD, 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kim Ryan

## Secure Long Term Investment

Remarkable opportunity for the savvy investors, ideally positioned within the sought-after 'Redlynch Springbrook Estate'. Absolute low maintenance offering an exceptional opportunity.

Secure lease in place with Defence Housing Authority (DHA) - rent guaranteed until June 2028! Currently achieving \$800 p/w.

This custom designed property is the perfect nest egg, once the lease ends the property is handed back in excellent condition and will even be re-painted inside and out as per the DHA lease addition.

Additional selling features:

- 3 bedroom home with the potential of an easy adjustment to offer a 4th bedroom & separate media room
- Master which includes a walk-in-robe and ensuite with double vanities
- Spacious tiled open plan living/dining area, with soaring ceilings, allowing for great cross ventilation which captures the constant breezes
- Stylish full bathroom complete with bathtub, shower recess and separate toilet
- Central kitchen which includes stone benchtops, freestanding 900mm gas cooking, ample storage options and direct view of the pool
- Fully air-conditioned throughout
- Fenced sides and rear yard of 600sqm
- Double remote garage with internal access
- Established easy care grounds
- Expansive outdoor entertaining area where your privacy is assured and complete with seamless mountain views
- Rainwater tank

Prime central Redlynch location with the convenience of being less than five minutes drive to St Andrew's Catholic College, Redlynch State School and within a short walk to Redlynch Shopping Centre, including sporting facilities, medical, dental, cafes and restaurants.

Council Rates: approx. \$1,816.02 half-yearly

Arrange your inspection today!