

# Lot 44 Girraween Way, Eli Waters, Qld 4655

## Sold House

Monday, 14 August 2023

Lot 44 Girraween Way, Eli Waters, Qld 4655

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 461 m2

Type: House



Rod Marks

**\$509,000**

Looking for an investment home with a great return? This new home provides the opportunity to maximise your tax depreciation and has all the benefits of a new home, plus being sold under one contract makes it SMSF suitable. This home comes complete with Superior Plus inclusions, comprising:

- Laminate benchtops to kitchen. 600mm S/S oven, electric cooktop, & dishwasher.
- Ceiling fans to bedrooms and living areas.
- Safety screens to all opening doors and windows.
- Vertical blinds to living areas.
- Vinyl plank flooring to Kitchen, Dining, Living and Hallway, Carpet to bedrooms
- Split system A/Cs to Lounge & Bed 1
- Driveway, letterbox, fully fenced & turfed

Located in the new Girraween estate at Eli Waters, this new home offers low maintenance living in a convenient and connected address. Girraween is a leisurely 18 walk to the Esplanade, and 6 mins drive to Hervey Bay Town Centre. Completion due end 2023/early 2024. For sale as a single contract for house and land. For more information or to arrange an inspection contact Rod on 0408 619 491 or [rod@markspartners.com.au](mailto:rod@markspartners.com.au)

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