

**1/259 Browns Plains Road, Browns Plains, QLD,
4118**



Unit For Sale

Friday, 30 August 2024

1/259 Browns Plains Road, Browns Plains, QLD, 4118

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



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Prime Investment Opportunity: Tenanted Unit in High-Demand Location

Are you looking for a hassle-free investment with guaranteed rental income? Look no further! This property presents an outstanding opportunity for savvy investors, featuring a reliable and exceptional tenant already in place. Secure your investment in this highly sought-after location and start earning from day one.

Welcome to Unit 1, 259 Browns Plains Road, Browns Plains - This well-maintained property boasts modern amenities and comfortable living spaces that appeal to both tenants and investors alike. Furthermore, you are securing a slightly larger parcel that includes side access to the back courtyard.

The residence includes;

- Spacious Living Area
 - Modern near new kitchen complete with Stone benchtops (Installed January 2023)
 - 2 seat breakfast bar
 - 600mm freestanding oven/stove
 - Mitsubishi Reverse Cycle A/C in main living area downstairs
 - Roller block out blinds
 - 3 Large bedrooms upstairs all with built-ins and new ceiling fans
 - Main bedroom with Mitsubishi Reverse Cycle A/C
 - Bathroom upstairs with modern finishes
 - Bath and Shower combined
 - Separate toilet downstairs
 - Carpet throughout
 - Private courtyard at the rear
 - Single garage with roller door
 - Under stair storage
 - Side Access
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- Current rental return \$395/week
 - Body Corp: Approx \$89/week
 - Rates: Approx \$1000/quarter

You will not want to miss out on this opportunity. Properties in this area, especially those with secure tenancies, are in high demand. Secure your future and start earning immediate returns.

Contact Erin, your exclusive agent for your private inspection.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.