



**88, 439 Elizabeth Avenue, Kippa-ring**



### Great Return – Great Location - Bring Me an Offer

If you are looking for an investment property but want to keep things simple this could be it. This spacious three-bedroom townhouse already boasts a great tenant and is situated close to the shops, schools and within walking distance to the Kippa-Ring train station. If you are lucky enough to be the new owner of this one and you will have an immediate return and nothing to do – start collecting on your investment from day one.

The complex is modern and boast and onsite manager to keep an eye on things and two swimming pools to cool off in.

The property features:

Downstairs:

- One car lock up garage with remote control door and internal access inside the home
- Open plan lounge, dining and kitchen. This space is fully tiled, air conditioned and flows the private rear courtyard
- The kitchen features ample storage and good bench space. There is a breakfast bar, dishwasher, wall oven, stainless steel rangehood and a ceramic cooktop
- Internal laundry with direct access out to the clothesline
- Powder room with toilet beside the laundry
- Storage under the stairs
- Private rear courtyard
- Front entry porch – East facing

Upstairs:

3 2 1 128 m2

<b>Price</b>	SOLD for \$347,500
<b>Property Type</b>	Residential
<b>Property ID</b>	1928
<b>Land Area</b>	128 m2
<b>Floor Area</b>	123 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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- Carpeted stairs link the two levels
- Three queen sized bedrooms – all with ceiling fans and built-in robes. The master bedroom also features an ensuite with a shower and a toilet.
- Family bathroom with a shower, vanity basin and a bathtub. The toilet is separate
- Linen cupboard for storage

Extras:

- Security screens on the windows and doors downstairs
- Electric hot water system
- Water Tank - Plumbing exist to link to the toilets, laundry and gardens (a new pump is needed)
- Two Pools within the complex
- Onsite Manager and onsite property manager for this one.
  - 24-hour CCTV cameras throughout the complex

If you are looking for a modern property on a reasonable budget that you can live in or rent out, this is it. If you have no car, it is no problem – Peninsula fair and Kippa-Ring Village Shopping centers are within walking distance as are medical facilities, bus and train transport and private and public schools. To travel to the waterfront, Redcliffe Hospital and even Westfield North Lakes in less than 10 minutes in the car.

The rental return is good and the maintenance low.

My vendors are realistic and ready to sell. All serious offers will be presented.

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