



**52, 439 Elizabeth Avenue, Kippa-ring**



### High Returns – Quality Build

Located conveniently within walking distance to shops, schools, medical facilities and the Kippa-Ring Train Station this one is a must see for smart investors and savvy owner occupiers. The townhouse is currently rented for a great return of \$330 per week to a long term tenant who would love to stay. The living area is spacious and the kitchen, bathrooms and layout is modern and well planned out. There a private courtyard and 2 swimming pools in the complex to enjoy and an onsite manager to keep an eye on things.

This one is a worry free investment. The rental return is good and the maintenance low. The complex is popular and if you are an investor or an owner occupier you will love the modern décor in this great townhouse.

The property features:

Upstairs:

- Carpeted timber stairs link the two levels
- Three queen sized bedrooms – all with ceiling fans and built in robes. Two of the bedrooms have walk in robes and 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

Downstairs:

- Large 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 clothes line

🛏 3 🏠 2 🚗 1 📏 104 m2

<b>Price</b>	SOLD for \$254,000
<b>Property Type</b>	Residential
<b>Property ID</b>	825
<b>Land Area</b>	104 m2
<b>Floor Area</b>	129 m2

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
 48 Hornibrook Esplanade Clontarf QLD  
 4019 Australia  
 07 3283 6737



- Powder room with toilet
- Storage under the stairs
- Private rear courtyard
- Front entry porch
- One car lock up garage with remote control door and internal access inside the home

Extras:

- Water tank
- Security screens on the windows and doors downstairs
- Electric hot water system

If you are looking for a modern and tidy 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.

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