

Sold



## 9 Frances Court, Kallangur



### Modern Home – Great Estate

Positioned in the quiet and family friendly Butterfly Ridge Estate this one is a must see of the savvy investor and smart owner occupier. Shops, playgrounds, schools, public transport, parkland and kilometers of walking tracks are all located nearby. The home sits in a small cul-de-sac, is well kept, and offers large bedrooms and a safe and secure backyard. Investors can expect a rental return of \$410 per week and an owner occupier can enjoy a lovely and well planned modern family home.

The home features:

- Rendered brick and tiled roof construction
- 4 large bedrooms. The master bedroom is air conditioned and features a walk in robe and ensuite with large shower, toilet and vanity basin
- Open plan lounge, dining and kitchen with reverse cycle air conditioner. This space is light and bright and flows to the outdoor entertainment area.
- Kitchen with large island bench, electric stove, dishwasher, double basin sink, rangehood, lots of storage and ample bench space
- Family bathroom with a large shower, bathtub and big vanity basin with good storage. The toilet is separate.
- Internal laundry with direct access outside
- Covered outdoor entertainment area
- Fully fenced 442sqm block
- Extras include: security screen and water tank

The home was built in 2010 and has been well cared for. The current tenants have a lease until mid-June giving owner occupiers the chance to move in an investors the opportunity to secure an immediate income on purchase.

My vendors' instructions are clear – All Serious Offers Will Be Considered.

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<b>Price</b>	SOLD for \$416,000
<b>Property Type</b>	Residential
<b>Property ID</b>	883
<b>Land Area</b>	442 m2

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



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