



**SOLD**



## Capella, 103 Burn Street

### CHARMING FAMILY HOME ON SPACIOUS BLOCK

Welcome to your dream home at 103 Burn Street, Capella! This beautifully designed 4-bedroom, 2-bathroom residence is set on a generous 2,054 sqm block, offering ample space for family living and outdoor enjoyment. This property is a fantastic opportunity for first-time buyers, families, or investors alike.

- \* 4 Spacious Bedrooms
- \* Master bedroom includes walk-in cupboard and ensuite
- \* The inviting interior features a well-designed floor plan that maximizes space and functionality. The open-concept living and dining areas flow seamlessly into the modern kitchen, making it perfect for family gatherings and entertaining.
- \* The kitchen is equipped with quality appliances, ample cabinetry, and a functional layout that makes cooking a pleasure.
- \* Internal Laundry
- \* Ceiling fans throughout the property



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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2 

2 

**For Sale**

OFFERS ABOVE \$339,000

**View**

[ljhooker.com.au/VZ8FJ0](https://ljhooker.com.au/VZ8FJ0)

**Contact**

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**LJ Hooker Emerald**  
**(07) 4987 5355**

- \* Full Veranda wrapped around the home
- \* Large Outdoor front & backyard offer endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air kids to play, pets, and entertaining guests.
- \* Double bay Shed
- \* Access the back of the property perfect for further construction to occur on the property.

Rental Income:

- \* Currently Rental Income: \$380 Per Week
- \* Lease in place until 16th May 2025
- \* Next rental increase can occur from 18th May 2025

Important information:

- \* Built in 2005
- \* 2,054 SQM Block
- \* Half Yearly Council Rates APPROX \$1,210.00

Don't miss out on this exceptional opportunity to own a piece of Capella real estate! Contact us for more information or to schedule a viewing today and discover all the potential this charming home has to offer.

Disclaimer we have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.

## More About this Property

<b>Property ID</b>	VZ8FJ0
<b>Property Type</b>	House
<b>House Size</b>	137 m2
<b>Land Area</b>	2054 m2
<b>Including</b>	Ensuite Toilets (2)

**Brenda Logovik 0418 711 507**

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