



## Capella, 13 Roxburgh Street

### CHARMING FAMILY HOME IN CAPELLA!

Welcome to your dream home at 13 Roxburgh Street, Capella! Thinking about purchasing an investment property? This delightful 4-bedroom residence offers a perfect blend of comfort, style, and is located in a friendly neighborhood, with a current lease until April 2025 making it an ideal choice for investors.

This beautiful 4 bedroom home has so much to offer.

Property features:

- \* 4 Spacious bedrooms
- \* Built in cupboards to all bedrooms
- \* Master bedroom includes walk-in cupboard and ensuite
- \* Open plan kitchen/dining/living areas
- \* Lino flooring through the large living space
- \* Modern spacious kitchen with stainless steel appliance
- \* Ceiling fans



**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.

4 2 4

**For Sale**  
\$360,000

**View**  
[ljhooker.com.au/VVAFJ0](http://ljhooker.com.au/VVAFJ0)

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

- \* Split system air-conditioning
- \* Large front porch as well as a covered back patio
- \* Large shed located at the rear of the property
- \* Fully fenced
- \* Rental Income \$380 Per Week
- \* Lease in Place until 29 of April 2025

Don't miss out on this incredible opportunity to own a beautiful home in Capella! Contact us now for more information and schedule your private viewing today and experience all that this property 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>	VVAFJ0
<b>Property Type</b>	House
<b>Land Area</b>	733 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Deck Outdoor Entertaining Built-in-Robes Fully Fenced Ensuite

**Brenda Logovik 0418 711 507**  
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