




80 Burn Street, Capella

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## Welcome to your new home!

This beautifully presented high-set property offers comfortable family living in a great location. From the polished timber floors to the spacious yard, this home is sure to impress both homeowners and investors alike.

### Property Features:

- 3 good-sized bedrooms
- Spacious combined lounge and dining area
- Polished timber floors throughout
- Air-conditioning and ceiling fans
- Built-in wardrobes
- Enclosed, lockable downstairs laundry and storage area
- Open parking underneath
- Spacious, fully fenced yard - perfect for kids and pets
- Built in 1991
- Rates Notice \$2,643.32p/a Approx. (Excluding Water Usage)

### Rental Information:

- Long term tenant
- Lease end 09/08/2026
- Rental Income \$330.00 p/w
- Last rental increase 20/08/2025

Whether you're looking to move in or invest, this home presents an

### FOR SALE

Please Call

### AGENTS

Brenda Logovik  
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blogovik.emerald@ljhooker.com.au

### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

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Interested parties must rely solely on their own enquiries.



excellent opportunity with plenty of potential. Contact us today to arrange your private inspection.

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## MORE DETAILS

Property ID	WCDFJ0
Property Type	House
House Size	106 m2
Land Area	758 m2
Including	Air Conditioning Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Water Tank

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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