



Cornubia, 4 Brazel Court

INVESTORS TAKE NOTE - LOCATION ! LOCATION!

This impeccably maintained, low-set three-bedroom property presents a perfect investment opportunity in the highly sought-after, family-friendly pocket of Cornubia. Situated on a flat block with plenty of room for future development or a pool, this home offers great potential for capital growth. Currently tenanted until 11th June 2025, there's no need to worry about finding tenants - immediate rental income is secured!

Upon entering, you'll find a welcoming, neutral-toned interior that invites a sense of comfort and homeliness. The open-plan living area flows effortlessly into the dining and kitchen spaces, all of which overlook the covered alfresco area - perfect for entertaining and enhancing rental appeal. The spacious backyard, ideal for pets or families with children, adds further value for future tenants or potential buyers.

All three bedrooms are well-sized and equipped with ceiling fans, ensuring year-round comfort. The modern bathroom with a separate toilet increases the property's convenience



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.

3

1

2

For Sale

EXPRESSIONS OF INTEREST IN THE \$700,000'S

View

ljhooker.com.au/60JHVG

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LJ Hooker Shailer Park
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and practicality.

This property's key location offers strong appeal to renters, with quick access to the M1, proximity to the Hyperdome shopping centre, and a selection of quality public and private schools. Sporting facilities, recreational parks, and public transport are also close by, making it ideal for long-term tenants.

KEY INVESTMENT FEATURES:

- *Stable tenancy until June 2025
- *Three bedrooms, all with ceiling fans
- *Reverse-cycle air conditioning for comfort across all seasons
- *Large, covered outdoor entertaining area
- *Dishwasher
- *Solar hot water
- *Security screens on windows and doors for added tenant security
- *Fully fenced backyard with side access for easy maintenance or future upgrades
- *Garden shed and double covered carport
- *Prime location with easy access to key amenities

This is a hassle-free, income-generating asset that promises both immediate and long-term returns. Act fast to secure this lucrative investment!

Disclaimer: The above information is accurate to the best of our knowledge. Interested parties should conduct their own due diligence, as no responsibility will be taken for discrepancies.

More About this Property

Property ID	60JHVG
Property Type	House
Land Area	451 m²

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4 Brazel Court, CORNUBIA



3 Bed



1 Bath



2 Car

Total 74m²



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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