







41 Balgonie Avenue, Girrawheen

BIG 4 x 1 | Workshop | 4 unit potential | 742 sqm

Brief //
First Home Buyers welcome vacant possession is open
Developers be quick for this property in this super location
ZR60 19.8m frontage level rectangular land possible retain and build you CAN DO a lot with this property - low maintenance just front and back lawns - 4 bedrooms - 1 bathroom - 1 separate toilet - 1 separate laundry - kitchen with dining - separate lounge - large separate sunroom games living space (professionally enclosed but not UMR) - excellent ducted air conditioning - gas and sewer connected - built approx. 1975 - land approx. 742 sqm - home approx. 120 sqm - enclosed veranda approx. 20 sqm - patio approx. 10 sqm - carport approx. 30 sqm - powered workshop approx. 30 sqm - prime residential location close to shops parks schools and transport - shire rates approx. $1,750 per annum - water rates approx. $950 per annum

4 DOUBLE bedrooms | Prime portfolio investment | lock and leave potential | excellent first home | street front | level rectangular block (approx. 20 x 37)

Potential rent $750 per week | many car spaces | suitable for party

4 1 2

FOR SALE
EOI 900'ks

VIEW
By Appointment

AGENTS

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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.

entertaining | large front and back lawns | security

Blackmore park location | chefs kitchen | deluxe bathroom | full tile laundry | bounce on this family bargain

Property //
This incredible investment packs some punch ! First Home Buyers grab on to your hats ! Fantastic development potential opposite the shops nearby parks and schools and offering a 4 x 1 with an extensive driveway for many extra cars. Green title so NO STRATA FEES ! (yes, you read that right!), own frontage offers even extra parking, ducted air conditioning and all the bonus perks that come with a big house on the block! NOTE TO BUYER : This home is currently tenanted, and the details are as follows; Tenants are currently paying $700/week and their contract ends in March 2027. Buyers looking to move in right after settlement will need to know that the tenant has agreed to relocate, if they so wish. Buyers looking to purchase for investment reasons, please note that the tenants are open to renewing at the end of the lease term. This home has always been cared for and maintained with regular pest control, electrical inspections and good tenant selection. Accompanying all the above perks are, separate living areas, low maintenance, easy access to Reid Highway and then Mitchell Freeway, generally 20 minutes from the CBD (which is approximately 14km), 15 minutes from Marmion Beach North Point (which is approximately 8 km), less than 6 kilometres to Warwick Train Station, of course Smoke Alarms RCD's and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. $1,750 per Annum Water Rates: Approx. $950 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577 edward.carver@ljhooker.com.au

Location //
- 150m to Revo Fitness
- 20m to Newpark Shops
- 350m to Trang's Noodles
- 750m to Marangaroo Golf
- 900m to Warwick Stadium
- 1km to Marangaroo Primary
- 3km to Warwick Train Station
- 1.25km to Warwick High School
- 550m to Hudson Park and Tennis
- 2km to Warwick Grove Shopping Centre

(All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike

Potential rent $750 per week

Specs//
Built : 1975
Patio : 10 sqm
Carport : 30 sqm
Sunroom : 20 sqm
Workshop : 30 sqm
Total : (approximately) 742 sqm
Frontage : (approximately) 19.8m
Interior : (approximately) 121 sqm
Undercover : (approximately) 210 sqm
Water Rates : (approximately) $948.57 p.a.
Shire Rates : (approximately) $1,747.94 p.a.
Total Strata : $0

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Disclaimer :
In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having made all reasonable efforts to ensure that information is correct
The accuracy of the information provided to you written or verbal cannot be guaranteed
If you are considering to purchase this property you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PV0FF4
Property Type	House
House Size	121 m2
Land Area	742 m2
Including	Air Conditioning
	Ducted Cooling
	Toilets (1)
	Alarm
	Courtyard
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced











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