



Roma, 44 Derry Street

INVESTMENT OPPORTUNITY - 3 VILLAS WITH FABULOUS RETURN

Complex of 3 spacious freestanding villas in beautiful Roma where there is a critical shortage of rental properties due to the ongoing huge expansion in agriculture, mining and industry.

Within walking distance of schools, town centre, shops and cafes.

Combined rents are \$940 per week.

Each villa has its own fenced private yard and single carport. There's also plenty of parking on this quiet street. No body corporate fees as they are all on the same title! You run the lot!

Flood free area.

2 x 3 BR and 1 x 2BR

Villa 1

· 2BR



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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3

For Sale
Please Call

View
ljhooker.com.au/B63HG2

Contact
Melanie O'Brien
0458 221 222
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LJ Hooker Roma
(07) 4622 1222

- Light and airy open plan lounge, dining and kitchen with cathedral ceilings throughout
- Two split cycle air conditioners in living area and main bedroom
- Large kitchen with ample cupboards and electric stove
- Two large bedrooms with built-ins
- Good sized bathroom with shower and separate toilet
- Carpets and lino are in good condition
- Large fenced private yard
- Floor size is 66 sqm



Villa 2

- 3BR
- Light and airy open plan lounge, dining and kitchen with cathedral ceilings throughout
- Two split cycle air conditioners in living area and main bedroom
- Large kitchen with ample cupboards and electric stove
- Main bedroom and bedroom 2 have built-ins
- Good sized bathroom with shower and separate toilet
- Carpets, lino, fittings and paintwork are in good condition
- Fenced private yard
- Floor size is 73.57 sqm



Villa 3

- 3 BR
- Built later than the other two, in 2006, this one is the size of a small house
- Generous private fenced yard, carport and front veranda
- Light and airy open plan lounge and dining with a separate spacious kitchen
- Two split cycle air conditioners in living area and main bedroom
- Separate toilet and good sized laundry
- New vinyl plank flooring in dining, hallway and bathroom
- Huge main bedroom with AC, all 3 bedrooms have fans and built-ins
- Carpets, fittings and paintwork are all in excellent condition
- Floor size is 102 sqm



For more information phone Mel now on 0458 221 222. Don't miss out on this rare opportunity!

More About this Property

Property ID	B63HG2
Property Type	BlockOfUnits
Land Area	1012 m²
Including	Air Conditioning Outdoor Entertaining Fully Fenced



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