



52 Quail Street, St Helens

## Solid Investment

Nestled in a tranquil neighbourhood, this charming three-bedroom weatherboard home is an ideal investment opportunity for those looking to expand their property portfolio. Boasting a generous land size of 824 square metres, the residence is perfectly suited for growth and offers ample space for outdoor activities.

The home features a sleek modern bathroom with both a separate shower and bath, ensuring comfort and convenience for tenants. The warmth of a wood heater adds a cosy ambience to the living space, perfect for cooler evenings. Entertainment is made easy with the undercover area, providing a secluded spot for gatherings or a peaceful retreat for a morning cuppa.

Practicality is paramount with off-street parking available, alongside a single car lock-up garage, catering to vehicle security needs. The fully fenced yard is a blank canvas for keen gardeners or a safe haven for family play.

The property's location is second to none, being within walking distance to the local shops, school, and the soothing waters nearby. This proximity to essential amenities not only ensures convenience but also enhances the property's desirability for long-term tenancy. Indeed, the home comes with a proven track record of a long-standing

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### FOR SALE

Offers over \$395,000

### AGENTS

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### AGENCY

LJ Hooker St Helens

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tenant, underscoring its reliability as an income-generating asset.

For the savvy investor, this home is a gem, combining a sought-after location with the essentials of a profitable rental property. Its potential for capital growth and solid rental yields make it a smart addition to any investment portfolio.

## MORE DETAILS

Property ID	PFNFN1
Property Type	House
Land Area	822 m2
Including	Toilets (1)

**Kate Spilsbury 0419 683 904**

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