

Sold



16 Coomber St, Svensson Heights



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT (above asking price in 8 days)

Call Exclusive Listing agent MICHAEL LOADER direct to ensure you are fully informed on this great value property which offers some serious value for money! Centrally located in the ever popular Svensson Heights area, this character filled and well cared for home oozes character and has been renovated throughout, offering so much for so little and would make the ideal long term investment property with positive returns on offer!

Please note this property is on a fixed term lease @ \$380 per week (7.2% ROI) until 8/10/2021 with great tenants willing to stay on or vacate as required

Features include:

- 3 generous sized bedrooms + study nook
- Master suite features large WIR & A/C
- Character filled interior featuring large formal lounge and open plan kitchen/ dining, lovely character features throughout
- BRAND NEW renovated bathroom, oozing the charm of yester year, stunning polished hardwood flooring throughout
- Solid hardwood construction, freshly painted inside & out, presented immaculately a true credit to the current owner
- BRAND NEW Centrally located kitchen with great storage/ bench space, pull out pantry & dishwasher
- Dual car accommodation with shed & carport, security screens, A/C, 2

3 1 2 733 m2

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| Price | SOLD |
| Property Type | Residential |
| Property ID | 232 |
| Land Area | 733 m2 |

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



toilets

- Absolutely neat as a pin inside & out, no \$\$\$ needed, stunning renovation
- ALL of the hard work has been taken care of, simply move in and enjoy.
- Side access to a generous 733m2 block which is fully fenced & landscaped, room for the kids & pets. There is additional room to the rear of the shed, ideal place for storage.
- Tenanted until October 2021 @ \$380 per week, ideal set and forget investment property (photos taken prior to tenancy)
- The property is fully water efficient and has certification and Smoke alarm compliant for the new laws coming in 2022
- Cosy rear deck with great outlook, provides a top spot to entertain, watch the kiddies play and enjoy!
- Great location within walking distance to schools, sports clubs, Sugarland Shopping Village, specialty shops and CBD.
- Highly sought-after suburb with low vacancy rates for investors & a great vibe for first home buyers.
- The central location is of great convenience for the entire family. Located in the catchment area for some of 4670's most highly regarded schooling. Positioned perfectly for the prevailing breezes.
- The options are endless, Great investment option or grey nomad base.
- Ideal first home with room to move and expand the family, no work needed!
- Investors take note, Current rent at \$380 pw, making this a great no fuss investment option.
- BE FAST THIS WILL NOT LAST IN THIS MARKET WITH SO MUCH ON OFFER in THIS AMAZING LOCATION!

CURRENT OWNERS 100% COMMITTED TO A SALE, THUS PRESENTING AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER! ALL OFFERS STRONGLY ENCOURAGED, DON'T MISS THIS ONE!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

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