

Just Listed



25 Old Bay Rd, Deception Bay



SIMPLICITY WITH EXTRA SPACE INSIDE & OUT - UP & DOWN!

Without a doubt this is an ideal property for the 1st time Investor stepping into the real estate arena wanting to claim a safe entry with a property that suits a family, and offers potential for dual living option down the track, thanks to bathrooms on both levels and 13 treads front & back, which usually indicates that downstairs is potentially legal head height, in accordance with Local Authority guidelines! However, engage a builder to check this out for you.

Roof insulation and whirly birds on the colourbond roof keep the house comfortable all year round. Eight (8) Solar Panels on the roof provide a 1kw output, which helps the power bills.

This property has offered so much comfort and convenience for the current Tenants over the last few years, and they have taken on another fixed term lease through to late October 2025. They may even want to stay here for years to come!

This property has the potential to be a "NEVER SELL" future money spinner for the new owner/s and can certainly underpin any future acquisitions, should they elect to add other properties to their portfolio. Immediate rental income of \$575 per week from settlement day is a positive for any financial institution providing the loan for the new Investor/s.

🚗 3 🚿 2 🚗 4 📏 600 m2

Price	Offers over \$749,500
Property Type	Residential
Property ID	11372
Land Area	600 m2

AGENT DETAILS

Colin Street - 0417 795 853

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village
Boulevard Sippy Downs, QLD,
4556 Australia
07 5445 6500



New carpets were installed for the current Tenants, as well as a new A/con in the main bedroom and dishwasher in the kitchen.

The elevated 600m² block provides access on the right-hand side to park vehicles, boat or van off the street, plus wide concrete driveway leading into a great 6 x 6mtr double bay garage, workshop or Man Shed.

The residence features:

UPSTAIRS: North facing lounge with air con system, floating timber floors, modern kitchen with all the extras, large pantry and plenty of bench space. Weekend entertaining on the fullwidth back deck screams it's beer & BBQ time in QLD.

3 bedrooms - the main bedroom has a built-in robe and split system air conditioner. The 2nd bedroom has a built-in robe. The 3rd bedroom has a tv point.

Family bathroom with the shower over the bath plus vanity and separate toilet.

DOWNSTAIRS: - Offers you the choice of having: an air-conditioned bedroom with a separate lounge room, or an air-conditioned home office and meeting/storage area or even a games room and teen retreat with air conditioner. The internal laundry has storage space plus separate bathroom with shower and toilet. The two (2) car lock up garage with remote control doors has access to upstairs via either the front stairs or the covered stairs at the rear of the property.

EXTRAS: 6m X 6m Shed with 15amp power and 2 roller doors. There is a large level well drained securely fenced back yard with lots of room for the kids and pets to play safely.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.