

RE/MAX

FOR SALE



348 West Street, Kearneys Spring

AN EASY 950 METRES to the University, this one's EARNING RENT INCOME all-the-way thru to Feb 2022.

INVESTOR QUICK GLANCE:

- Leased at \$390.00 per week
- Until Feb 2022
- Gross rent return 4.77% per annum
- Clever USQ area opportunity
:::: Why?? There's solid demand for rental accommodation near USQ because this University has been ranked Number 1 in Australia for graduate starting salary 3 years in a row (Source: Good Universities Guide, 2020)
- Set on a 600 sq mtr allotment

QUICK GLANCE

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- 4 Bedrooms, each with built-in robes
- 2-Way Bathroom with shower, bathtub and vanity
- Private toilet
- Value-adding DOUBLE Garage
:: With easy internal access
:: With handy drive-thru rollerdoor to backyard

ALSO:

- Formal entry
- Lounge room with spacious formal dining area
- Feature bay-window to kitchen zone with tiled floors
:: A lovely casual 2nd dining area
- Dishwasher to kitchen
- Family room with tiled floors
- Outdoor zone
- Double built-in robes to main bedroom
- Built-in robes to all bedrooms
- Good-sized laundry with easy-access outdoors
- Handy storage / linen cupboard
- Outside: handy garden shed on 600 sq mtr allotment

SO WHAT'S NEARBY?

- 290 metres to fuel / convenience at 7-Eleven

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Price: Offers Over \$399,000

View: remax.com.au/property-details/20824284

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