

13 First Street, Holmview, Qld 4207



House For Sale

Thursday, 9 January 2025

13 First Street, Holmview, Qld 4207

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 350 m2

Type: House



SELENE BRUYNZEELS

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CONTACT AGENT

Whether you're a first-time buyer, a growing family, or a savvy investor, this contemporary 4-bedroom, 3-bathroom home offers the ultimate in flexibility and comfort. Designed for family living or convenient co-living, this property boasts excellent rental return and is perfectly positioned in a highly sought-after location for a lifestyle of ease and accessibility.

Co-Living Set Up: Currently generating a combined total of \$910 per week across three separate leases, this property maximises the rental return and is designed with privacy in mind for the comfort of each tenant. Each room features a secure electronic lock, and the walk-in pantry is equipped with individual locked compartments for each tenant. The property is currently managed by a property manager which specialises in co-living leases.

Key Features
General Overview
Bedrooms: 4 Bathrooms: 3 en-suites Living Areas: 1 Garage: Double (2-car) Land Size: 350m² Year Built: 2021 Current rental Return: Tenanted for \$910 per week!
Interior Highlights
Master Suites: Three master suites, each featuring private en-suites and air-conditioning for ultimate comfort.
Bathrooms: All bathrooms are fitted with a large shower, toilet, and vanity for a modern, streamlined look.
Additional Bedroom: The fourth bedroom includes carpeted flooring, a ceiling fan, and a built-in wardrobe.
Living/Dining Area: Enjoy a spacious, open-plan design filled with natural light, complete with air-conditioning and a seamless flow to the outdoor patio.
Kitchen: The modern kitchen is a chef's delight, equipped with:
Ample storage space Electric cooktop and oven Double sink and dishwasher Walk-in pantry Open layout connected to the living and dining area
Laundry: Generously sized with external access and a dedicated laundry sink.
Outdoor Features:
Undercover Patio: Perfect for entertaining or relaxing outdoors.
Yard: Low-maintenance, fully fenced grassed area

RENTAL INFORMATION: Currently tenanted for \$910 per week until the 20/05/2025 with great quality tenants that are happy to stay. Huge rental return of \$47,320 per annum (providing that the current leases remain in place at a total \$910 per week).

LOCATION: • Canterbury College: 10 minutes • Bethania Lutheran College: 10 minutes • Edens Landing State School: 10 minutes • Belyando Park: 2 minutes • Holmview Central: 5 minutes • ALDI Bethania: 8 minutes • Bunnings Bethania: 8 minutes

COMMUTE TIMES TO MAJOR CITIES: • Gold Coast: approximately 40 minutes • Brisbane CBD: approximately 30 minutes • Redland Bay: approximately 30 minutes • Ipswich: approximately 50 minutes

Properties like this are always in high demand in Holmview, and it's easy to see why! Don't let this opportunity pass you by. Get in touch with Selene for more details or to schedule a private viewing today. We look forward to welcoming you at our next open home!

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