

**16 Friendship Street, Bentley Park, Qld 4869**

**House For Sale**

Sunday, 23 June 2024

**RayWhite**

16 Friendship Street, Bentley Park, Qld 4869

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 720 m2**

**Type: House**



Natasha WhalleyThompson

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## First Open Home this Saturday!

STOP LOOKING!!!! The property you have been searching for has just hit the market! This fantastic solid block home is an absolute gem waiting to be discovered... to avoid disappointment, do not delay. The fantastically located property is in great condition and is very low maintenance, making it an ideal choice for first-time homebuyers, downsizers and/or seasoned investors. The property is nestled on a spacious, flat, and fenced 720m<sup>2</sup> block, offering ample space for our fluffy friends, little ones, or future expansions. PROPERTY HIGHLIGHTS:- 720m<sup>2</sup> flat block, fenced. Huge backyard. Perfect for little ones or fluffy friends- Solid block construction- Functional kitchen, with separate dining, and separate living- Massive undercover outdoor area; an entertainer's delight!- 3 bedrooms- Modern and renovated centrally appointed bathroom, with walk-in shower and separate toilet- Air-conditioning throughout- Side access and drive through access via the carport- Under cover carport with ample room for multiple cars- Awesome shed, perfect for all the tools & toys!!- Solar hot water - Huge laundry ATTENTION INVESTORS:- Currently achieving: \$480p/w until Nov 2024- Rental Appraisal: \$500 - \$520 p/w- Date of the last rental increase: November 2023- Council Rates: \$1460p/a approx. This property at 16 Friendship Street, Bentley Park, is an exceptional opportunity that combines convenience, potential, and value. Whether you're stepping onto the property ladder for the first time or adding a reliable asset to your investment portfolio, this home is worth serious consideration. Don't miss out on this rare find in a highly sought-after location! Contact Natasha Whalley-Thompson on 0487 154 973 to register your interest or to book your private inspection. Video walkthroughs are available and private inspections are welcomed. A minimum of 24hrs notice is required due to the tenancy agreement. Open every weekend until SOLD!