

22 Lemon Grove, Bowen, QLD, 4805



House For Sale

Wednesday, 13 November 2024

22 Lemon Grove, Bowen, QLD, 4805

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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INSTANT INCOME FROM LONG TERM TENANT

Modern and picture perfect presentation from this four bedroom home located in a beautiful family area with wonderful neighbours surrounding the property. This home gives you a fantastic opportunity to secure an easy ongoing investment opportunity, OR wait for the tenants lease to expire and this will be the perfect location for your family to live. A large park is situated at the end of the street that is perfect for the kids and giving the family dog a run. Situated on a fully fenced 714m² block, this home can cater for side yard access if required. The gardens are kept in excellent condition with the automated sprinkler system and the big shady tree at the front of the home provides not only shade but privacy for your back yard area.

Inside this home, you will find four bedrooms that are all generously sized and cater for the family with ease. The master bedroom features an ensuite and walk in robe. All the bedrooms offer built in wardrobes. The open plan living and dining area boast two large sets of double glass sliding doors that open up onto your spacious under cover patio area. The immaculate kitchen is fully appointed with quality appliances and is central to all the living areas and has easy access to the outdoor entertaining area as well. The property is fully airconditioned and offers ceiling fans throughout as well. Being just minutes from the beach, you will capture beautiful sea breezes year round.

Investors, the rental market is extremely strong in Bowen and this is the exact type of home that quality tenants are searching for. This property is currently rented to a corporate tenant on a fully furnished basis for \$575 per week including yard maintenance. The current tenant has a lease in place until 8th July, 2025. This tenant has been in the property for approx. 8 years. The furniture is included with the sale and an inventory is available.

THE FIGURES:

Rent: \$575 per week inc. yard maintenance

Lease Expiry Date: 8/07/2025

Rates: Approx. \$1700 per half year

Don't miss the scheduled open homes or book a private viewing very fast, if you blink you are sure to miss this quality residence.