

23 Ridge Drive, Cambooya, QLD, 4358

House For Sale

Tuesday, 19 November 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



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Spacious Family Living + Shed + Carport + Solar

Positioned on a generous 880m² block in the charming community of Cambooya, 23 Ridge Drive offers an exceptional blend of modern living and investment appeal. This property is designed to accommodate families with ease while delivering reliable rental returns for savvy investors.

The home features four generously sized bedrooms, each fitted with built-in wardrobes. The master suite is a private retreat, complete with a walk-in robe and ensuite. The family bathroom is thoughtfully designed, with a separate bath and shower, plus an additional separate toilet, enhancing functionality for busy households. An internal laundry adds convenience to the layout.

At the heart of the home, the stylish kitchen overlooks the dining area, featuring electric cooking, a dishwasher, and ample storage space. A spacious living room, equipped with air-conditioning, provides a comfortable gathering place for the family, plus a second living area with air-conditioning, ensuring flexibility for families.

Step outside to a covered alfresco area, ideal for entertaining, that overlooks the easy-care yard. Side access leads to a powered shed (approx. 2.9m x 5.9m) and a large carport (approx. 5.8m x 6.2m), offering abundant space for vehicles, tools, and outdoor toys. The double lock-up garage with internal access further enhances the practicality of this home. Energy efficiency is a standout feature, with an approx. 6.4kW solar power system and solar hot water.

The property is currently leased until 10 November 2025, returning an impressive \$615 per week, making it an attractive prospect for investors seeking steady income.

Whether you're looking to settle into a family-friendly home or an attractive investment opportunity, 23 Ridge Drive ticks all the boxes.

General rates: approx. \$969.38 net per half year

Water rates: approx. \$235.21 net per half year plus consumption

Primary school state catchment: Cambooya State School

High school state catchment: Harristown State High School

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