

**34 Riverview Dr, Karumba, QLD, 4891**

**House For Sale**

Saturday, 30 November 2024

34 Riverview Dr, Karumba, QLD, 4891

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Stylish Oceanside Triplex

You haven't seen impressive until you visit 34 Riverview Drive, Karumba. The presentable collection of living spaces includes:

Unit 1 – Upstairs 2 x bedroom | 1 bathroom furnished unit with tiled living areas and carpet bedrooms overlooking the Norman River. Fully cooled throughout with full sized kitchen, combined bathroom/laundry and central living/dining areas. Rented by long term tenant (2 years + ) for \$280 per week

Unit 2 – Lowset 2 x bedroom | 1 bathroom furnished unit with tiled living areas and carpet bedrooms. Fully cooled throughout with full sized kitchen, combined bathroom/laundry and central living/dining areas. Currently occupied by the owner, with rental appraisal of \$280 per week.

Unit 3 – Lowset 1 x bedroom | 1 bathroom furnished unit with tiled floors in living areas, full aircons, with kitchen, living, bathroom, separate toilet and indoor laundry. The unit is accessed by a private doorway on the north side and enjoys cool afternoon shade. Rented by long term tenant (2 years + ) for \$220 per week

Man Cave / Storage – A beautiful tiled, soundproof room with pool table and wall mounted TV makes the perfect place for tenants to unwind and enjoy a cool afternoon! Lockable storage area for all maintenance items and shed tools.

All units have built in cupboards in bedrooms, linen cupboards and security screens fitted. Smoke alarms are all up to date with current requirements and can be tested by remove control. All units also have the benefit of high speed satellite internet making work & play from home a breeze!

Outside you have beautiful cool, established gardens and lawn area that are self sufficient with an automatic irrigation system operating 7 days a week! There is a green house for plants & vege production and more shaded private garden areas tucked off the banks of the Norman River, the owner has thoughtfully planted large trees in a way that provide protection and shade for the home but do not cause blocked gutters to the buildings. There are double driveways off the street and a high, but

The whole property is maintained exceptionally well and presents a very unique opportunity to purchase a proven investment, or a live in – rent out option as it is currently, allowing you to enjoy the best of Karumba life whilst making a steady income from the other units. Just a minutes' walk to the Norman River and with private rear access, this property has to make your shortlist! Call today for all the finer details, and do not let this unique and exciting property slip by!

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