

4 Wellard Court, Bli Bli, QLD, 4560

CENTURY 21

House For Sale

Thursday, 24 October 2024

4 Wellard Court, Bli Bli, QLD, 4560

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

ATTENTION ALL INVESTORS & MULTI-GENERATIONAL FAMILIES – 5 BEDROOM, 3 BATHROOM DUAL KEY OPPORTUNITY

DUAL KEY 4 bedroom, 2 bathroom, 2 car main residence and 1 bedroom, 1 bathroom unit on a low maintenance 741m2 block in family-friendly "Cutters Ridge". Welcome to 4 Wellard Court!

This relatively new estate heading into Bli Bli from Maroochydore, is nestled by parklands including walking trails and beautiful Petrie Creek and is highly sought after due to its convenient location. Built by Vantage Homes in 2014, this property would suit investors looking to add a high-yield property in a growth area to their portfolio, multi-generational and/or growing families or an owner occupier looking for a rental return or a work from home space utilising the 1-bedroom annexed unit next door.

Please note both residences are currently tenanted returning \$1190 per week. The 4-bedroom house is tenanted until 09/02/25 at \$750 per week and the 1 unit is tenanted until 23/06/25 at \$440 per week.

Main Residence Features:

- 4 Bedrooms, Master With Ensuite, Walk-In-Robe & Ceiling Fan
- All Other 3 Bedrooms Include Built-In-Robes & Ceiling Fans
- Modern Kitchen With Westinghouse Oven, Electric Cooktop & Dishwasher
- Main Bathroom With Bath And Separate Toilet
- Tiles Throughout, Carpet In All Bedrooms
- Sliding Doors To Alfresco With Security Screens, Gas Hot Water
- Brand New Fujitsu Split System Air Conditioning In Living, Ceiling Fans Throughout
- Remote Controlled Double Garage With Internal Access And Laundry Facilities
- Undercover Alfresco, Low Maintenance Fully Fenced Garden Room For Pets & Kids Or A Future Pool

Unit Features:

- Open Plan Kitchen And Living Space With Ceiling Fan
- Euro Oven & Westinghouse Cooktop
- Bedroom With Split System Air Conditioning & Ceiling Fan
- Bathroom With Shower, Vanity Toilet
- Tiled Living, Carpet In Bedroom
- Security Screens, Gas Hot Water
- Undercover Alfresco Area
- Flat Fully Fenced Low Maintenance Garden, Room For Pets & Kids Or A Plunge Pool
- Room To Add Extra Off-Street Parking Easily

Stroll down to Cutters Ridge Park for the kids to play, pop your kayaks into Petrie Creek for a paddle, or wander up to the Bli Bli Village Town Centre for all your shopping needs or a meal at the Bli Bli Hotel. it's all within walking distance!

You'll be half an hour to Noosa Main beach, 10 minutes to the Sunshine Coast Airport, 5 minutes to Maroochydore, 5 minutes to the local schools - Good Samaritan Catholic College (P-12) and Bli Bli State School and just 8 minutes to beautiful Mudjimba Beach.

I welcome you through at my next open home or contact me on 0422 242 425 for further information.

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