

45 Sandpiper Ave, New Auckland, QLD, 4680

House For Sale

Wednesday, 20 November 2024



45 Sandpiper Ave, New Auckland, QLD, 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Opportunity Awaits! Exceptionally Well Priced Entry Level Home!

Looking for the perfect blend of affordability, space, and opportunity to improve? Look no further! This property is a true gem in today's competitive market—well-priced, vacant, and ideal for both first-time homeowners and savvy investors. With sub-1% vacancy rates and rising rental yields, this is your chance to secure a property that offers great returns and a fantastic lifestyle.

The icing on the cake? Recent pre-listing building and pest reports are available to ensure transparency and peace of mind for any prospective buyer. Whether you're looking to move in or rent out, the demand is high, and this opportunity won't last long!

- Front verandah spans the length of the home & overlooks the front garden.
- Polished timber flooring in the living room with sliding door access to the verandah, split system air-conditioning & ceiling fan.
- Arch walkway though to the dining room & kitchen. This space also boasts polished timber flooring & ceiling fan.
- The kitchen is equipped with neutral cupboards & benchtops, electric cooktop & oven, stainless steel sink, dishwasher housing, breakfast bar & large pantry space.
- Additional room off the kitchen/dining for whatever you may need! A perfect office or playroom as is OR dream big and turn into a butler's pantry/kitchen extension.
- Original bathroom is huge! Complete with separate shower & bath, large modern vanity & separate toilet.
- 3 bedrooms upstairs all with polished timber floors, ceiling fans & built-in robes. The primary bedroom is air-conditioned & has a larger robe.
- The lower level is legal height and has room galore with space for 2+ vehicles via the 2 garage doors. There's also the laundry space, a handy 2nd toilet & sliding glass doors connecting you to the backyard.
- Flat, fenced backyard with low maintenance gardens, built-in brick BBQ, hills hoist & built-in garden beds along the back fence line.
- Recent pre-list Building & Pest reports available for prospective purchasers.

Currently vacant, clean and ready for immediate possession on settlement!

Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing!

Council Rates - \$3,500 approx per annum

Current rental estimate is \$450 to \$470 P/W

Prior lease price \$450 per week and last known rental price change 17/11/2023

****Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property****