

5 Eleanor Street, Miles, QLD, 4415



House For Sale

Wednesday, 20 November 2024

5 Eleanor Street, Miles, QLD, 4415

Bedrooms: 4

Bathrooms: 2

Type: House

Large solid timber home with fresh interior paint.

Large 1011 m2 allotment with the potential for DA approval to subdivide into 2x 405m2 lots. This may be the opportunity for a second dwelling with council approval. How about plenty of room for a shed or the caravan... Walking distance to town, across the road from the bowls club, very close to both primary and high schools.

An open plan entry, kitchen and living area

Modern Kitchen

4 spacious bedrooms, 2 with built in robes

2 Bathrooms – simple and functional

Classic timber floors ideal to be polished to forma glory

Wood fire heater

Main bathroom with shower and toilet

Interior is freshly painted

Reverse cycle air conditioning throughout most of the home

Enclosed outdoor area

Separate laundry

Outside –

Expired DA approval to subdivide into 2x 405m2 lots (documents can be provided)

405m2 lots have 6ft timber boundary fencing installed

Apparent stormwater installed for additional lot

Garden Shed

Established shade trees, external boundary fence

Rates/water - \$1,300/ half year approx.

Rent Appraisal - \$380-\$420 per week*

Return on investment of 7.5% gross**

Single Title – No Body Corp

Inspect and Present your Offer.

Call or text Jason to arrange your inspection today - 0429 110582.

*Contact Aimee regarding the Miles rental market & how we can manage your investment - 0429 494 567

**7.5% based on a purchase price of \$265,000 and rental return of \$380/week

NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.