



## 9 Miriam Street, RUSSELL ISLAND, QLD 4184

Freshly renovated and a short walk to the boat ramp!

### THE PROPERTY

Situated on a 554sqm block, this beautiful 3-bedroom, 1-bathroom property is a perfect starting point for a young family getting into the market, a retiree looking for a slice of paradise or the astute investor looking for those high rental returns!

### THE HOUSE

Are you looking for a low maintenance, tidy, and fresh home to move into? This property features:

- Living room with high ceilings
- Powerful Airconditioning to cool or warm the whole house!
- Well equipped kitchen with gas cook top
- Three large bedrooms with built-in wardrobes, ceiling fans and carpet
- Modern bathroom with separate toilet

**TYPE:** Sold

**INTERNET ID:** 25P0178

**SALE DETAILS**

**SOLD**

**CONTACT DETAILS**

**Redlands**

7/123-135 Bloomfield Street  
Cleveland, QLD  
07 3286 6587

**Cory Smitheram**

0432 857 959

- Front deck balcony perfect to unwind at the end of the day
- Covered Carport with Cement floor
- 5000L Rain Water tank

#### THE LOCATION

Only a stroll away to the boat ramp and a short distance to ALL major island amenities as per below.

100 metres to the Russell Island Sport Park to kick a footy with the kids!

700 metres to the Local Boat Ramp to conveniently put the boat or tinny in!

800 metres to Russell Island IGA for all your shopping.

1.0km to Russell Island State School (Prep to Year 6)

1.1km to Russell Island Service Station

1.2km to Russell Island Ferry Terminal & Barge Ramp

\*\* INVESTORS â## This property has an estimated rental income of \$340 per week.

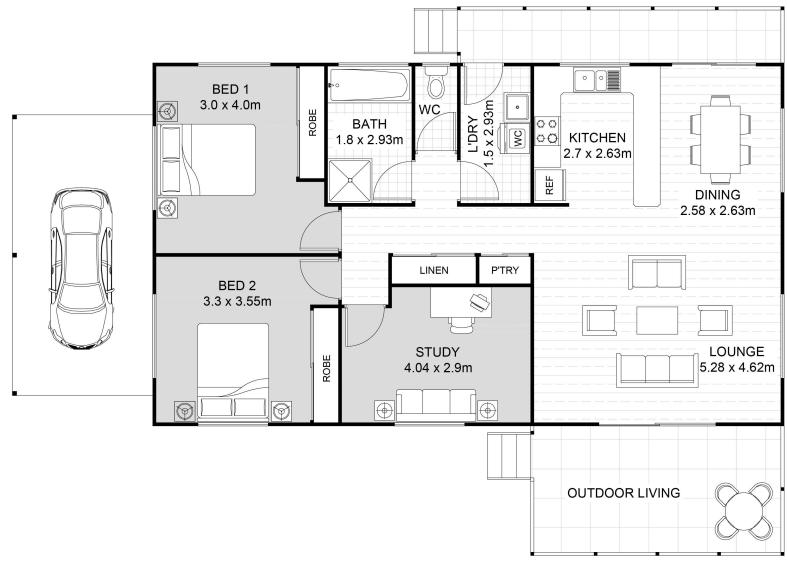
Call Cory Smitheram on 0432 857 959 today for your chance to inspect, this one won't last long!

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 554.00 square metres
- Building Area: 100.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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