



## 17 Colvin Street, OONoonBA, QLD 4811

### Modern Comfort, Low Maintenance & Strong Rental Appeal

17 Colvin Street, Ooonoonba presents a modern, low-maintenance home that perfectly blends comfort, convenience, and strong investment appeal.

Currently tenanted until March 2026 with a solid rental return of \$550 per week, this property offers immediate income and long-term security for investors. At the same time, its contemporary design and practical layout make it an excellent option for first home buyers planning for the future.

#### Property Features:

- Three generous, carpeted bedrooms with built-in wardrobes
- Two well-appointed bathrooms, including a private ensuite to the master
- Contemporary kitchen with ample bench space and modern finishes
- Open-plan living and dining area with tiled flooring for easy care
- Split-system air conditioning for year-round comfort

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P190048

#### **SALE DETAILS**

**Offers Over \$615,000**

#### **CONTACT DETAILS**

**Brenda Thompson**  
0447 072 899

- Secure lock-up garage with internal access and integrated laundry

Thoughtfully designed, low-maintenance layout ideal for owner-occupiers or long-term tenants

Currently rented at \$550 per week

Lease secured until March 2026 (tenants want to stay on)

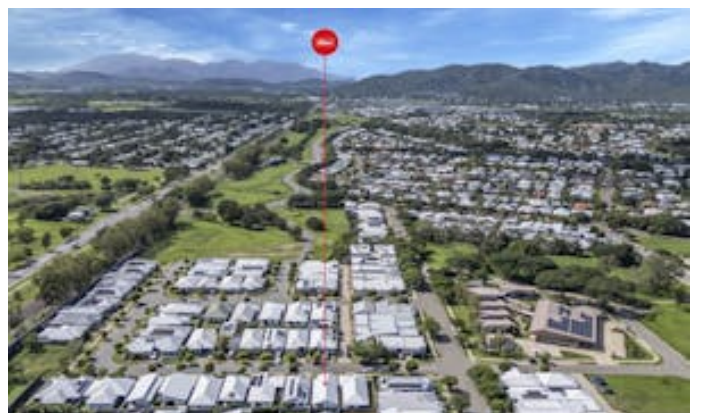
Positioned in a quiet, family-friendly pocket of Oonoonba, the home is close to walking tracks, parks, schools, shopping Centre's, and offers easy access to the CBD. The suburb continues to grow in popularity due to its lifestyle appeal and consistently strong rental demand.

Whether you're looking to step into the property market, secure a future home, or expand your investment portfolio with immediate returns, 17 Colvin Street is a smart and versatile choice with genuine long-term potential.

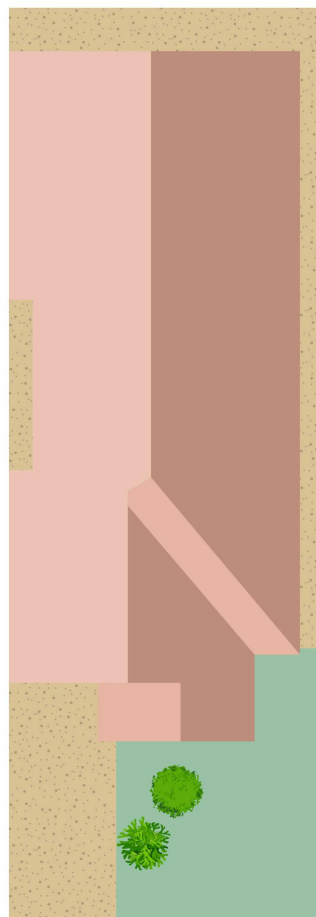
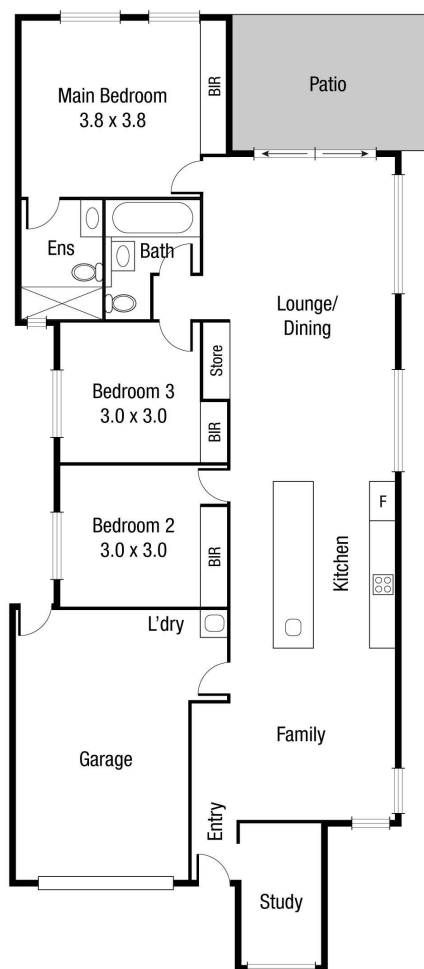
Rates \$3828 approx pa

Other features: Close to Schools, Close to Shops, Roller Door Access

- Land Area 250.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 146.0 sq.m

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