



## 12 Electus Street, CONDON, QLD 4815

### Investment Opportunity presented

Welcome to 12 Electus Street, an investment opportunity with this solid home on a 700m<sup>2</sup> (approx) block of land close to family amenities. This is a low-maintenance property with an easy-care level yard, schools and shops close by.

Double gates to the back yard offer space to park the toys or trailer securely off-street, while two living areas provide family living options. Solid single-level residence in a quiet, family-friendly street.

#### Property features

Air-conditioned

Generous bench top with metal black splash in kitchen

700m<sup>2</sup> (approx) allotment with a large fully fenced back yard

Two-car garage with internal entry

Master bedroom with en-suite and walk-in robe

**TYPE:** For Sale

**INTERNET ID:** 300P196775

#### SALE DETAILS

**Offers over \$579,000**

#### CONTACT DETAILS

**John Millgate**  
0418 747 496

Bedrooms 2 and 3 with built-in robes

Close proximity to Willows Shopping Centre, JCU, and TTH

Currently leased until March 2027 at \$520.00 per week

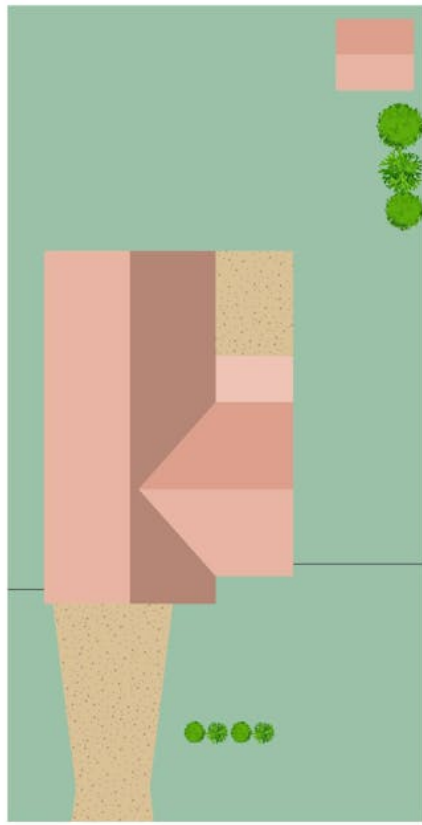
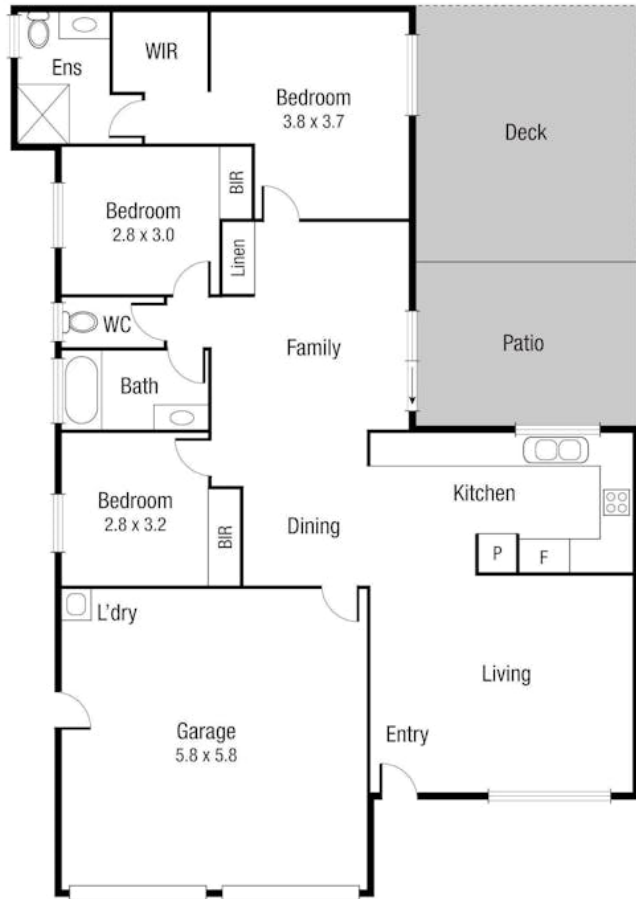
Council rates - \$4769.00 pa (approx)

Current rent appraisal \$580- \$600 per week

**\*\*Disclaimer: Some photographs used in this advertisement were taken prior to the commencement of the current tenancy and may not reflect the property's current presentation. These images have been provided to showcase the property's features and layout. A video walkthrough is available upon request. Interested parties are encouraged to make their own enquiries and inspections to satisfy themselves as to the property's current condition.\*\***

- Land Area 700.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2





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 : 172.7 sq.m

12 Electus St, Condon

