



138/17 Newman Street, CABOOLTURE, QLD 4510

Smart, Set-and-Forget Investment in Over-55s Community

Positioned in a quiet, no-through pocket of the well-regarded Compton Village, this tidy villa offers a straightforward, low-maintenance investment with a long-term tenant already in place and keen to stay.

Currently tenanted by a settled resident, the property delivers immediate rental return and ongoing stability - ideal for investors seeking dependable income without the day-to-day hassle.

Inside, the home features a practical and comfortable layout, including a generous bedroom, walk-in shower, integrated laundry and air-conditioned living area. The well-equipped kitchen flows to a private patio overlooking neatly maintained gardens, creating a pleasant outlook while keeping upkeep to a minimum.

In line with Village Bylaws, the villa is approved for single occupancy only. As the internal floor area is under 50sqm, prospective purchasers are encouraged to consult their broker or financier regarding lending criteria, as finance options for properties of this size may vary.

TYPE: For Sale

INTERNET ID: 41P3225

SALE DETAILS

\$215,000

CONTACT DETAILS

Woodford / Kilcoy

119 Archer Street

Woodford, QLD

07 5496 1333

Kim Baldock

0491 727 046

The village itself is pet-friendly and popular with both owners and tenants, offering a welcoming clubhouse, regular social activities, manicured grounds and an onsite manager during the week - all contributing to strong long-term demand.

Conveniently located close to Aldi, public transport, local shopping precincts, medical centres and Caboolture Hospital, the area continues to attract consistent interest from the over-55s market.

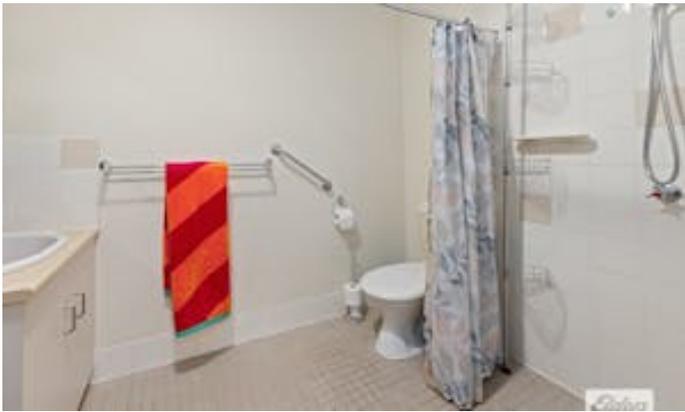
Inspections are by appointment only and subject to tenant availability.

For further information or to arrange your inspection, please contact Elders Gold Property.

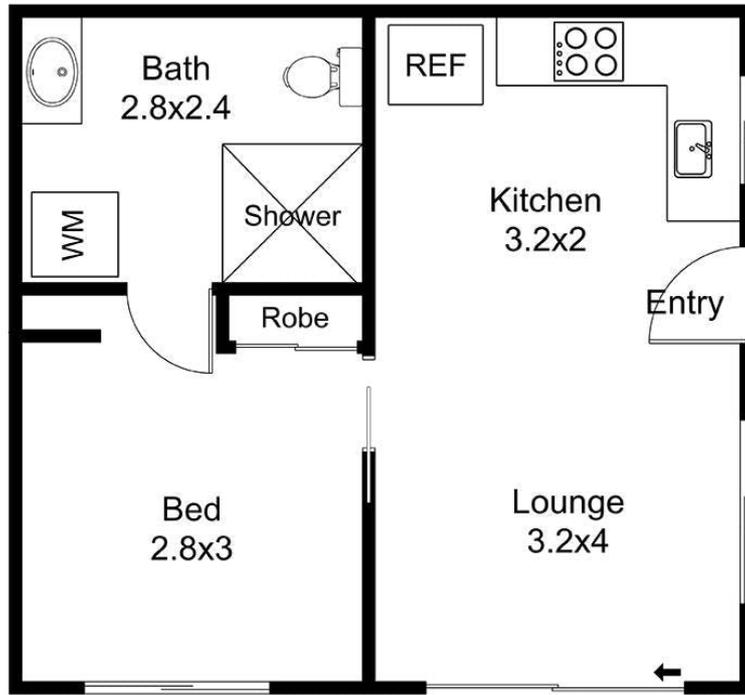
Whilst every care has been taken in preparing this information, Elders Gold Property does not warrant or represent that the information contained herein is accurate. Interested parties should make their own enquiries and rely on their own investigations.

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

- Bedrooms: 1
- Bathrooms: 1







Floor plan, measurements and dimensions are approximate and are for illustrative purposes only.
Pixmo Productions gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

FLOOR PLAN:
138/17 NEWMAN STREET - CABOOLTURE