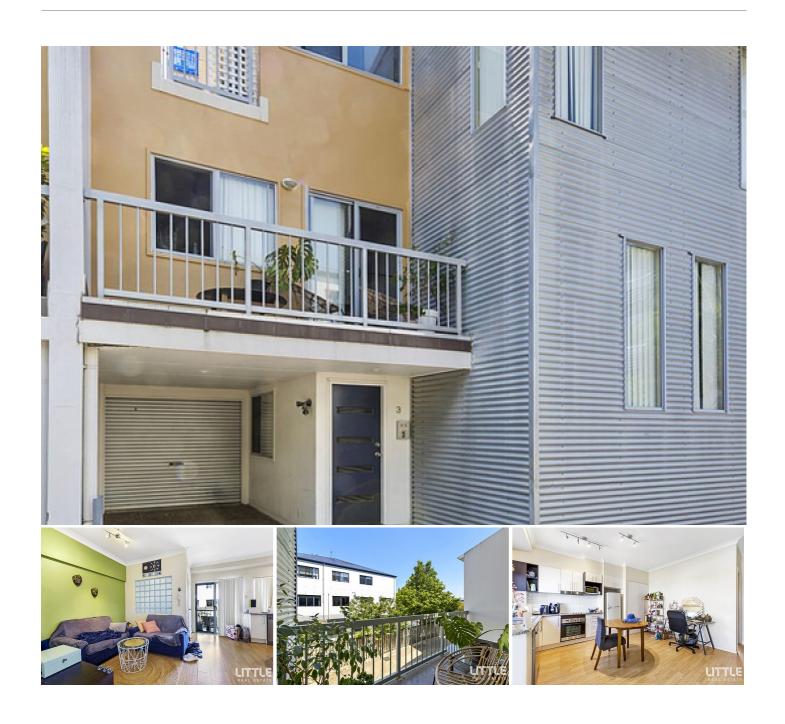
Offers over \$749,000 considered ■ 3 ■ 3 ■ 2





Offers over \$749,000 considered $\Rightarrow 3 \Rightarrow 3 \Rightarrow 2$



§ 3/20 Tourangeau Crescent VARSITY LAKES QLD

Investors, Seize the Opportunity

This versatile tri-level property is a goldmine for the savvy buyer, offering a range of possibilities. Whether you're looking to run a business from home, explore dual or triple occupancy living, or simply make cash as you sleep, this thoughtfully designed property has it all.

Perfectly situated in a guiet cul-de-sac, just moments from central Varsity Lakes, Varsity College high school, and Bond University, this property boasts multiple living spaces both indoor and outdoor. Recent additions include full solar panels installed within the last 12 months, ensuring energy efficiency.

Inside, discover 3 modern and tastefully appointed bedrooms & bathrooms, along with a single lock-up garage and an extra car space in front. Low body corp fees at \$60.00 per week, makes this investment even more attractive.

Take advantage of the SOHO council zoning (small office, home office) to operate a business from the comfort of your home. The property is consistently tenanted with its triple living capability, (currently 3 sept leases) Situated in a small block of only 4 properties that are wellmaintained and recently painted.

Currently selling as a fully rented investment with 3 leases totaling \$925.00 per week, you have the option to arrange market rentals at a realistic \$1050.00 per week before settling the contract. Don't miss out on this Blue Chip investment - call now to schedule your exclusive inspection and secure your place in this lucrative venture!" Call exclusive agent Tracy D'Anna

Disclaimer:

0402997450

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.





Tracy D'Anna Sales Consultant, QLD tracy.d'anna@little.com.au 0402 997 450

Offers over \$749,000 considered ■ 3 ■ 3 ■ 2



