

Sold

103 Cotterill Ave, Bongaree



## ATTENTION INVESTORS, DOWNSIZERS, FIRST HOME BUYERS - BONGAREE RESIDENCE AWAITS!

This three bedroom Bongaree residence is a terrific investment as it will afford its next owner growth and gain. If you're a downsizer or looking to get into the property market in Bongaree then this should be your next move!

The magnificent Pumicestone Passage, the Bongaree Esplanade precinct brimming with cafes and restaurants, great schools, shopping centre, parks and so much more is all within close proximity.

The open plan kitchen, dining and living area enjoy air-conditioning and sliding doors for natural ventilation and light flow.

The house is brimming with potential and with some clever

3 1 2 531 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	110
Land Area	531 m <sup>2</sup>

### Agent Details

Sally Grant - 0425559832

### Office Details

Wilson & Co Property  
Professionals  
SHOP 1 33 Benabrow Ave  
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revamping an ensuite could easily be added to the Master Bedroom thanks to the extra large laundry space. Leave as is and enjoy the space that the laundry provides for a small workshop or home office.

The Master bedroom is airconditioned and has a ceiling fan and robes, as well as a wide sliding door that opens to the private side courtyard.

Bedroom two is airconditioned with robes, whilst bedroom 3 has ceiling fan and robes.

For those with a few extra toys, this is the place to bring the boat and caravan, with dual sided access making the extra parking space a huge added bonus.

The large private fully fenced yard has some added features including a spear pump, water tank, two garden sheds, green house, established fruit trees and low maintenance gardens.

## FEATURES

- Solid block construction
- Double carport
- Rear portico
- 20 solar panels
- Air-conditioning
- Security Screens
- Hardwired smoke alarms
- Triple locked doors
- Motion Sensor security system
- Projected rent of \$450 to \$460 per week
- Fully fenced yard ideal for keeping the kids and pets safe
- Double Sided Access

Be quick, it's perfectly set for the savvy investor to pounce and add to their portfolio. It's ready for the first home owner to get into the property market, and for downsizers, you'll appreciate the space this property affords for the boat and van - it's lock and leave with peace of mind.

This one won't last long so hurry to inspect. Call Sally on 0425

559 832 today.

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