

Sold



Villa 2, 73-87 Caboolture River Rd, Morayfield



## IDEAL INVESTMENT, DOWNSIZE OR FIRST HOME!

Here is a great opportunity for investors, downsizers or first home owners.

Set in a managed complex "The Avenues" on a 217m<sup>2</sup> block and complete with shared swimming pool, barbeque area and off lead dog park, this property has features that tick many boxes:

- Spacious living area
- Dining area
- Good sized kitchen looking out to alfresco area
- Skylights
- 2-way bathroom
- Air conditioning to cool the main living areas
- Ceiling fans
- Alfresco entertaining area with accompanying fly-over patio

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Price	SOLD
Property Type	Residential
Property ID	49
Land Area	217 m <sup>2</sup>
Floor Area	81 m <sup>2</sup>

### Agent Details

Craig Myrtle - 07 3517 2406

### Office Details

Wilson & Co Property  
Professionals  
SHOP 1 33 Benabrow Ave  
Bellara, QLD, 4507 Australia  
07 3517 2406



roof

- Separate laundry
- Garden shed
- 8 Panel Solar Power
- Low maintenance brick and tile construct



This complex has no age criteria so it's ideal for younger buyers who would rather pay off their own home than someone else's. Having a pet is fine and its location offers convenience to all amenities. Close to major shopping centre, schools, childcare, medical facilities and public transport. There's even a bus stop outside of the complex and you can walk to the Morayfield train station just under 2 km away.

Morayfield is ideally located between the Brisbane CBD and the Sunshine Coast. With easy access to the Bruce Highway – north to the Sunshine Coast and Bribie Island and south to Redcliffe and the City in less than one hour.

Morayfield is a terrific place to invest. With venues for soccer, rugby, touch football, golf and hockey, and local shopping areas for everyday needs this property has a lot going for it. And for kids it's only a short drive to the Award Winning Bunya Adventure Playground.

This is an affordable property that you can buy for less than paying rent, thanks to record-low interest rates. It's also a great investment with rental returns expected around \$310 per week.

Contact Craig on 0433 831 201 for more details or to arrange your inspection today.

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