

Sold



8 Rangeleigh Ct, Palmwoods



## Affordably Yours – Investment Opportunity!

In the current market, properties in Palmwoods are fast becoming out of reach for many buyers. Sitting on a compact 479m<sup>2</sup> block backing onto bushland and next to a lovely park with kids playground, this 3 bedroom home may just be the solution to that problem.

Currently tenanted and with a 12 month lease (ending 16/11/2022) in place, this is a set and forget investment opportunity. It's an easy 250m walk to the very popular Palmwoods Primary School and with bus access to a whole range of state and private secondary colleges. Also in walking distance are the local Aquatic Centre, Tennis Courts and sporting fields, waterside walking and riding paths and lovely picnic and barbecue facilities.

- 3 built in bedrooms all with ceiling fans
- Main bedroom with ensuite
- Lovely bright open plan lounge and dining room
- Central kitchen with gas cooktop, wall oven, and dishwasher
- North facing alfresco dining area with a bushy outlook
- Double lock up garage, separate laundry
- Compact low maintenance gardens
- Great tenants in place for 12 months
- Our motivated Seller is committed elsewhere

The property is set down a battle axe driveway providing some

3 2 2 479 m<sup>2</sup>

<b>Price</b>	SOLD for \$650,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1442
<b>Land Area</b>	479 m <sup>2</sup>
<b>Floor Area</b>	170 m <sup>2</sup>

### Agent Details

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benefits in terms of privacy as well as additional space for off street parking. The cooling leafy bush back drop means that your outlook is much gentler on the eye than many of the smaller estates closer to the Coast, and the fenced back yard is safe and secure for pets and children to play.

Palmwoods properties have experienced enormous interest over the last 2 years with growth of values of over 30% in the past 12 months, and there is no sign of that slowing down in the foreseeable future. Currently renting for \$420 per week, the tenants in this property have lived here for the last 6 years, so consideration in the form of affordable rent has been provided to them. If this property was being offered as a fresh tenancy in the current market it would return \$485-\$500 per week.

For those who don't know Palmwoods, our pretty Hinterland township has a quaint historic village feel. It is rapidly becoming an in demand foodie location with a host of cafes, restaurants and themed dining locations bringing the town centre to life on the weekends. Very much community focussed, it's the kind of place where people will stop for a chat while walking the dog or taking the kids to the park. It's very central for reaching all points of the Coast; be it the beaches, the attractions, walks and national parks of the Hinterland or an assortment of markets, music festival sites and major shopping facilities, even the airport all being well within a half hour range.

Who knows where prices will sit in the near future with continued growth in the order of a further 20% in the next year. Strike while the iron is hot because most properties in the area are now selling above the \$800,000 level. Make this one affordably yours!

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