



8% + Yield - don't miss out on this one



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## 46/40 GLEDSON STREET, North Booval

Sold for \$170,500 (Jul 16, 2020)

Showing a Yield above 8% – this could be the ideal investment property.

This particular townhouse is nicely positioned at the back of the complex giving you privacy, no back townhouse peeking onto your court yard. End of row position which offers side access and windows in the lounge room giving you natural sunlight, fresh air and cool breezes. Living in this particular townhouse you will not feel boxed in.

The complex offers entertainment for you and your friends – BBQ, Spa and pool...

### FEATURES:

- Gated complex
- On-site management
- Pergola, private from neighbours
- Open plan living, Lounge, kitchen dining with plenty of natural lighting
- Stone bench tops

Property ID:	L777393
Property Type:	House
Garages:	1
Land Area:	127.0 sqm

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- Down stairs toilet /Laundry
- Single lock up remote garage
- Storage area in garage
- Air conditioning downstairs & upstairs
- BBQ, Pool and Spa
- With over 8% gross yield this is the perfect investment

LOCATION:

- public transport (Bus) at the front door
- 4 mins to TAFE Bundamba
- 3 mins to Booval Train Station
- 5 mins – Highway to Brisbane or Toowoomba
- 5 mins – Cosco coming soon