

Sold



28 Avocado Crescent, Bli Bli



## Get a head start

This 30yr old brick home is the perfect base for an easy renovation and is in a very handy location. Walk to Bli Bli State School, the new shopping centre, transport and the Maroochy River.

- 3 bedrooms, large separate lounge/dining areas
- Original kitchen and bathroom still in good condition
- Raked ceilings to living adds space & character
- Room on the 601sqm block for a future pool
- 2 x carport with roller doors for secure parking
- Covered outdoor entertainment area.
- Brick exterior/metal roof. Yard fenced & terraced
- Livable now with plenty of scope to improve
- "Old" Bli Bli location close to school/shops/services

Being an older home means good size rooms and a solid foundation to add value down the line. Elevated block helps catch the breeze. The yard is fenced and terraced providing a secure useable area for family and pets.

Investment Information:

Current permanent rental return: \$17,680/yr (\$340/w)

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2258
<b>Land Area</b>	601 m <sup>2</sup>
<b>Floor Area</b>	139 m <sup>2</sup>

### Agent Details

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### Office Details

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## Rates & Water Charges: Approx \$2200/yr

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