



**22 Crew St, Deception Bay**



## INVESTMENT BUYING - GREAT TENANTS IN PLACE

Situated just 250m from the waterfront, this low-set bayside home connects you with all the water enjoyment you can handle. There are boat ramps, a lovely Esplanade for walking, and riding your bike, even an area to let your dog run off leash in the water.

Now, whilst the house is perfectly functional as is there is the opportunity to add on and turn this home into your very own beach house at an affordable price.

If you are looking towards the future this location is ideal for an investor with the tenants in place until June paying \$420 per week or move in after they vacate. The expected rental return in June would be anywhere from \$485 per week to \$510 per week.

The house is fresh inside with a lovely sunroom at the front capturing the bay breezes, large lounge room perfect for relaxing. 3 spacious bedrooms in total with ample space for storage. Eat in kitchen with plenty of bench space and room to cook up those family meals.

Separate shower that has been renovated, extra sewing or craft room perfect for when more family come to visit. Additional storage rooms.

Garaging is not an issue here as the property is fully fence with direct access into the home from your single lock up garage and an extra gate for the caravan or that 2nd car space being fenced. The shed at the rear of the home has seen better days but gives you an idea of what you could do on this 607m block of land.

22 Crew Street is a comfortable home in a convenient location make it an appealing place to live or a smart investment for your property portfolio because the work has been done.

Located within handy distance to shops, schools, and of course, the beach. The home offers an idyllic bayside lifestyle with plenty of potential in years to come.

3 1 2 607 m2

<b>Price</b>	SOLD for \$600,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2129
<b>Land Area</b>	607 m2

### Agent Details

Leisa Lowe - 0438 801 298

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



Owner/occupiers, investors, MUST take a look to avoid disappointment. Contact Leisa Lowe on 0438 801 298 to book your inspection and discuss further.

Contact Leisa Lowe from Jan Jones Real Estate today to find out more about this fantastic opportunity and book in your inspection.

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