



**PRICE GUIDE:** Under Contract By Graham Lynham  
0447250222

Area: 809 m2

## Investors \$400 pw return - Lease to 06/2024. Three-bedroom home.

Investors only!

With a lease until June 2024, at \$400 pw, this lovely three-bedroom family home on an 809 sq.m block in the popular suburb of Bluewater offers great returns.

Solid low set 3 bedroom, spacious lounge, kitchen/dining combination, renovated modern bathroom, air-conditioned main bedroom and fans. Additionally, the home has had a new roof fitted and solar panels in the last 3 years.

### THE PROPERTY

- Fully air-conditioned - Aircon's in every room
- 3 Bedrooms
- Large open-plan living area
- Modern kitchen
- Reverse osmosis water filtration system in



**Graham Lynham**  
0447 250 222



**Shelly Lynham**  
0414 250 166



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

23 Phillips Street Bluewater Qld 4818