



**66 Deagon St, Sandgate**



## REFURBISHED HOUSE WITH ADDED BONUS

This property offers the astute investor a great opportunity to secure some prime residential real estate with a bonus of additional income included. The house offers 4 bedrooms and single bathroom with air conditioned lounge and a large combined kitchen dining room. There is under house garaging for 2 cars and an abundance of storage space.

Both the interior and exterior have been given a welcomed make-over and presents in excellent condition throughout. The four bedrooms are of generous proportion, some include built-in robes and the bathroom is brand new. The roof on both the house and shop have been replaced in recent years as well.

The property also includes a take away shop (with an excellent local reputation), and both are currently rented to the same tenant with a return being approximately \$850 per week including GST and outgoings. The seller has had no issues with the tenant and they are keen to continue for a new owner.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** OFFERS OVER \$800,000  
**Property Type** residential  
**Property ID** 1332

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