

ARRIVE

HOME OF PROPERTY

welcome
home.

39 Eumundi Street





PROPERTY SNAPSHOT

PRICE GUIDE: Mid \$800,000s

- 4 bedroom + 2 bathroom + 2 car
- Elevated and Manicured 600sm block
- Open plan kitchen and dining complete with separate media room
- Electric cooktop + dishwasher
- Airconditioning + ceiling fans + built in robes
- Solar panels
- Seamless floorplan walking out to your outdoor oasis
- Quiet cul-de-sac Location
- Build Year: 2006
- Rates: Approximately \$1,058 per quarter
- Absolutely everything is at your fingertips!



ALEXANDRA SMITH

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LIFESTYLE AND LOCATION

INVESTOR'S NOTE:

- Capital Growth (Ormeau): Extraordinary 59.55% increase seen for houses in last 3 years
- Potential Gross Yield: 4.5% - 4.75%

LOCATION SNAPSHOT:

- Sitting in an enviable location giving residents easy access to the major arterials to reach any destination with ease.
- Short walking distance to numerous parklands, tennis courts + playgrounds
- Ormeau State School + Ormeau Woods SHS catchments
- 2 mins to Dahlia Crescent Park & Jacobs Ridge Park
- 4 mins to Ormeau Village (Coles + Medical Centre + cafes and restaurants)
- 15 - 20 mins to renowned theme parks; Dreamworld, Movie World, Wet n Wild plus more
- 30 mins to Surfers Paradise
- 35 mins to Brisbane CBD
- Easy access to the Gold Coast Freeway



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RENTAL INFORMATION:

39 Eumundi Street, Ormeau

Thank you for the chance to give you a current Market Estimate for the above property. We take great care to ensure our estimation of the current value of the home is accurate.

- Current properties listed for rent
- In depth market knowledge
- School catchments and location
- Our experience and an innate understanding of factors affecting the property market at any given time.

After conducting an extensive investigation on the property and comparable properties on the market, ARRIVE anticipates an expected rental return to fall between:

\$750 per week - \$775 per week (current condition)

This estimate is offered as licensed principal and highly experienced Property Management specialists and not as an accredited valuer.



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Opportunity *awaits*

DO NOT DELAY

This is a beachside opportunity - take advantage today!

Get in touch to submit your interest:



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