



## Kelso, QLD

7 Colby Court

**3** BED  
**1** BATH  
**1** CAR



### Great Entry Level Home on Huge 822sqm Block - Investors and Owner Occupiers!

Situated at the end of a quiet court, this solid masonry block home is set on large parcel of land that backs on to acreage. Featuring 3 good sized bedrooms, all with built ins, fans and a/c, internal laundry, a large double garden shed to store all the tools and single car accommodation, this property is a great purchase for both owner occupiers and investors looking to add to their portfolio.

Located only minutes from the local school, multiple shops, public transport, daycare, walking tracks at 'Riverway' and with easy access to the Ring Road, this home offers excellent convenience to all amenities.

This affordable property is currently occupied by a quality tenant paying \$325 per week until 26/12/2023, with a current rental appraisal of \$360-\$380 per week.

### Offers Over \$299,000

**Contact:** Catherine Jeffrey  
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**Type:** House

**Land:** 822m2

**Year Built:** 1992

<https://www.liveninvest.com.au>

### Property Features

Air Conditioning, Built-ins, Close to Parklands, Close to Schools, Close to Shops, Close to Transport, Garden Shed, Internal Laundry, Living Area, Pet Friendly, Security Screens, Separate Dining Room