



## Railway Estate, QLD

162 Boundary Street

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



### Potential Plus on Large Block - Prime Location, Close to City!

This 3 bedroom, 1 bathroom Queenslander, set on a spacious 607sqm block just moments from the CBD, Country Bank Stadium and The Strand, awaits your creative touch. Boasting polished wooden floorboards and high ceilings, this property offers a solid foundation for renovation.

With some TLC and a fresh coat of paint, this house will be transformed into a charming gem. Currently occupied by a tenant on a periodic lease, generating a healthy rental income of \$410 per week, imagine the potential returns with a new lease in place. A gross return of approx. 7.1% makes this property an attractive prospect for both seasoned investors and first-time buyers seeking an opportunity to revitalize a home and capitalize on its prime location.

### Offers Over \$299,000

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

**Land:** 607m2

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

### Property Features

Air Conditioning, Balcony/Patio/Terrace, Bath, Close to Parklands, Close to Schools, Close to Shops, Close to Transport, Courtyard, Fully Fenced, Living Area, Pet Friendly, Secure Parking, Separate Dining Room