



### 296 Charles Street Cranbrook QLD

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Looking for an investment property with happy long-term tenants?. than look no further. These tenants have called this property their home for over 16 years and not in hurry to leave?.

With a relaxed welcoming atmosphere this home offers an easy living floor plan. Featuring 3 bedrooms all serviced by a centrally bathroom and separate toilet.

The spacious kitchen is the central focus and has plenty of cupboard and bench space. Adjoining the kitchen is the dining which flows onto the large, covered patio area.

- Currently tenanted in a fixed lease at \$360p/w until 23-02-2024

- 3 bedrooms all feature air-conditioning

- Separate lounge and dining area

- Modern kitchen offers plenty of cupboard and bench space

- Generous bathroom with separate bath and shower

- Internal laundry

- Large covered entertaining area

- 685m2 block with single garage

- Close to Shopping Centres, Local Shops, Schools and Public Transport

**Price** : \$ 320,500

**Land Size** : 685 sqm

**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/cranbrook/residential/house/7612683>



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