

# Brisbane: East Brisbane

**This Property was purchased for an Interstate Investor and is the second Property Liz had purchased for this client.**

Post War

Fully renovated with an extension, Now 4 bedrooms 3 bathroom home.

The rear of the house and the deck over looks the in-ground pool  
Ducted Air, screens, Blinds, Dishwasher.

Land size: 506sqm

We purchased this property in April 2010

Our clients Budget: \$900,000

This property was first on the market for \$980,000 then reduced to offers over \$900,000. The property was placed under contract subject to sale of another property. We watched this property as it suited our client's property goals, after 3 months the buyer's house did not sell and this property was placed back on the market.

We place offer on the property and we had a huge win for our client.

We purchased the property for \$803,000

Tenants in place, Rent: \$725per week for a 12 months lease.

**Our Client had CB Richard Ellis do a bank valuation on the property in Dec 2010 and he was blown away with the valuation of \$900,000 but should our client place this property on the market now he would be looking at a sale price of \$960,000.**

**This property was not affected by the 1974 flood nor the 2011.**

