



FOR SALE

KINGSTON'S BEST BUY! LEGAL HEIGHT DUAL LIVING UNDER \$350K

With 5 bedrooms, 2 bathrooms, 2 kitchens and a study, there's certainly room for the whole family - or two! And the best part...? Even with all of these inclusions, there's no compromise on space. In fact, playing a game of footy or backyard cricket is a breeze here.

You'll always feel like you're living on a massive acreage but only have to mow 819sqm – it's the perfect compromise! The owner says... "Every time someone new comes to visit, the first thing they say is "WOW – what a huge block!". The look on their face when I tell them it's just over 800 sqm never ceases to amaze me – they just can't believe how much space there is."

Mums can breathe easy knowing that the kids and pets will be safe as the whole yard is visible from the back deck and the block is fully fenced all the way around. As for Dad, he can get the trailer, boat, caravan, motorbike, jetski, tractor and any other toys into the yard through the laneway at the rear of the property.

"Living here for the past 9 years has been such a great experience" the owner says. "Part of me wishes I could stay here and create something magical but it's time for me to hand over the keys to a new family who can do that exactly the way they want to."

This home is perfectly liveable but may also be a blank canvas for your dream design or a wonderful addition to your investment portfolio – the choice is yours!

"The location is central to everything and has given me plenty of options to work anywhere in Brisbane or even on the Gold Coast – it's only a short drive, bus or train trip no matter where you want to go"

With a baseline rental yield of 6% per annum*, you can bank on a great return in both the short and/or long term. As the seller has plans to buy elsewhere, the instructions are plain and simple – bring me offers – we're selling!

PROPERTY HALLMARKS:

- Upstairs
- Three large bedrooms all with ceiling fans

5 BED | 2 BATH | 0 CAR

PRICE:

\$330,000-\$350,000

OPEN FOR INSPECTION:

N/A



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GROUND LEVEL



UPPER LEVEL

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.