



# SOLD

## PRIME 825SQM LMR

Situated on a 825sqm, fully fenced and flat block, zoned Low Medium Residential (LMR), this property offers potential plus to the lucky future owners. The perfect property for the savvy investor or homeowner, this investment offers both a great rental or family home, and amazing long-term growth potential. Lowset and fronted with a cute patio overlooking mature hedges and the street beyond, this is a neat property. Stepping inside, the open-plan living and dining rooms are spacious and well-appointed, perfect for accommodating a growing family. Polished timber floorboards here and throughout the home have been beautifully finished.

The character kitchen has been finished with timber cabinetry and cork flooring, and is in great condition. Easily accessible but separate from the remainder of the living spaces in the home, this is a great layout for families. The three bedrooms have been equipped with ceiling fans, curtains and insect screens. One includes a large built in wardrobe. This property has the potential to tick all the boxes for those with specific requirements for their next investment. As is, this is a tidy rental property in a great location with many desirable features for potential tenants. For those wishing to renovate, the home is comfortable and serviceable as is, making this a home to live in and renovate at your own pace. As an LMR site, this property has many options in both the short and long term to maximise your return on investment.

This property features:

- \* Flat fully fenced LMR zoned block, 16.6m frontage (approx)
- \* Private home with patio to the front and mature trees
- \* Character kitchen with electric cooking
- \* Opens to lovely living and dining space with polished timber floors
- \* Three bedrooms with ceiling fans
- \* Family bathroom with accessible design
- \* Carport to the front
- \* Brick exterior

Located close to the Elizabeth Street Shopping Centre and a short drive away from Acacia Market Place with both Woolworths and Aldi. Within walking distance to Watson Road Primary School and bus stops, the convenience of this property is second to none. Acacia Ridge is a rapidly developing suburb, situated on major transport thoroughfares and only 17km from Brisbane City. This property will not last long, call today to register your interest!

## 3 BED | 1 BATH | 1 CAR

**PRICE:**  
\$427,000

**OPEN FOR INSPECTION:**  
N/A



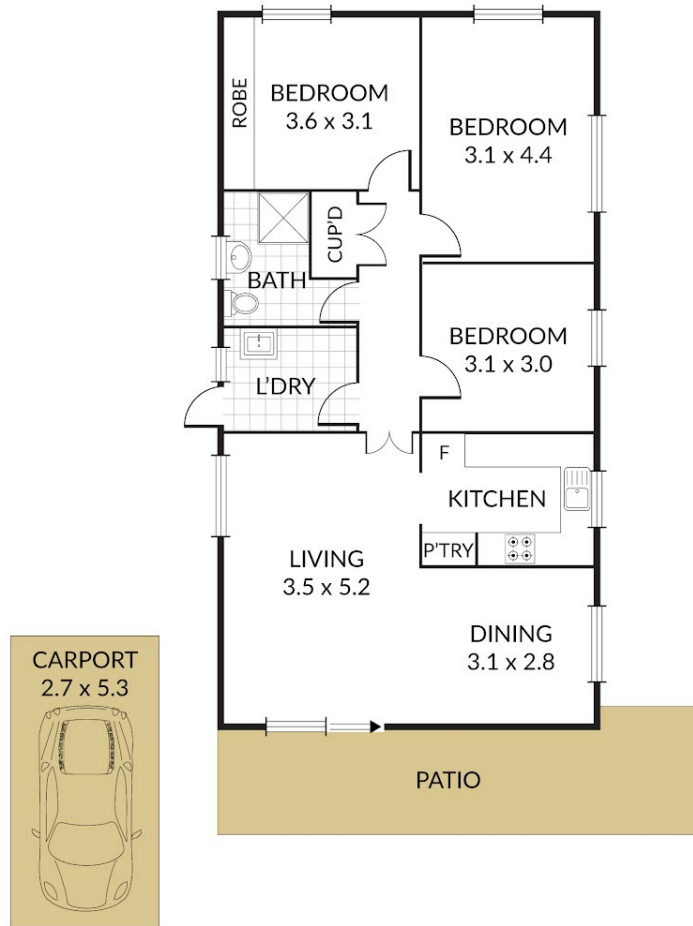
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Internal 90m<sup>2</sup> External 32m<sup>2</sup> Total 122m<sup>2</sup>

39 Amherst Street, **Acacia Ridge** 

NORTH

3 x  1 x  1 x 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.



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.