



# FOR SALE

## 804SQM - SPLITTER POTENTIAL!!!

This lovely lowset brick home guarantees lifestyle and ease of living. Step inside and enjoy the tastefully updated interiors and immediately feel at home. The updates have been thoughtfully applied, with fresh neutral colours and clean finishes; this home is the perfect opportunity for those looking for move-in-ready! The hardwood timber floors have been polished and are perfectly complemented by the fresh walls. Set to the front of the property are the spacious living and dining areas, flowing easily into the kitchen. Neat and tidy, the kitchen has plenty of storage and bench space.

The easy and functional internal layout is perfectly complemented by the great outdoor spaces. An expansive timber deck to the side is perfect for entertaining and enjoys a private, leafy outlook. A real bonus of this property is the large double carport to the rear. Drive through access from the street would allow the perfect situation for those who work from home or need trailer accommodation.

Not only is this a fabulous property to be enjoyed, the size and approximately 20m frontage and 804sqm block offers potential plus to the lucky future owners. The option to subdivide the block and develop, or simply on-sell as individual allotments are fantastic upsides for the future of this investment. 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.

This property features:

- \* Lowset brick design, tiled roof
- \* Polished timber floors throughout the living, dining, hallways and bedrooms
- \* Beautiful entertainers deck to the side of the property
- \* Open plan living and dining, stepping into kitchen
- \* Kitchen with plenty of bench space, storage, gas cooktop and electric stove
- \* Laundry off kitchen
- \* Three good-sized bedrooms, two with ceiling fans and built in wardrobes
- \* Bathroom with shower over bathtub, separate toilet
- \* Air conditioner to living/dining area and one in bedroom
- \* Insect and security screens throughout
- \* Massive two car carport with extra height and power
- \* Additional secure storage in 20 foot shipping container

3 BED | 1 BATH | 2 CAR

PRICE:  
\$440,000

OPEN FOR INSPECTION:  
N/A



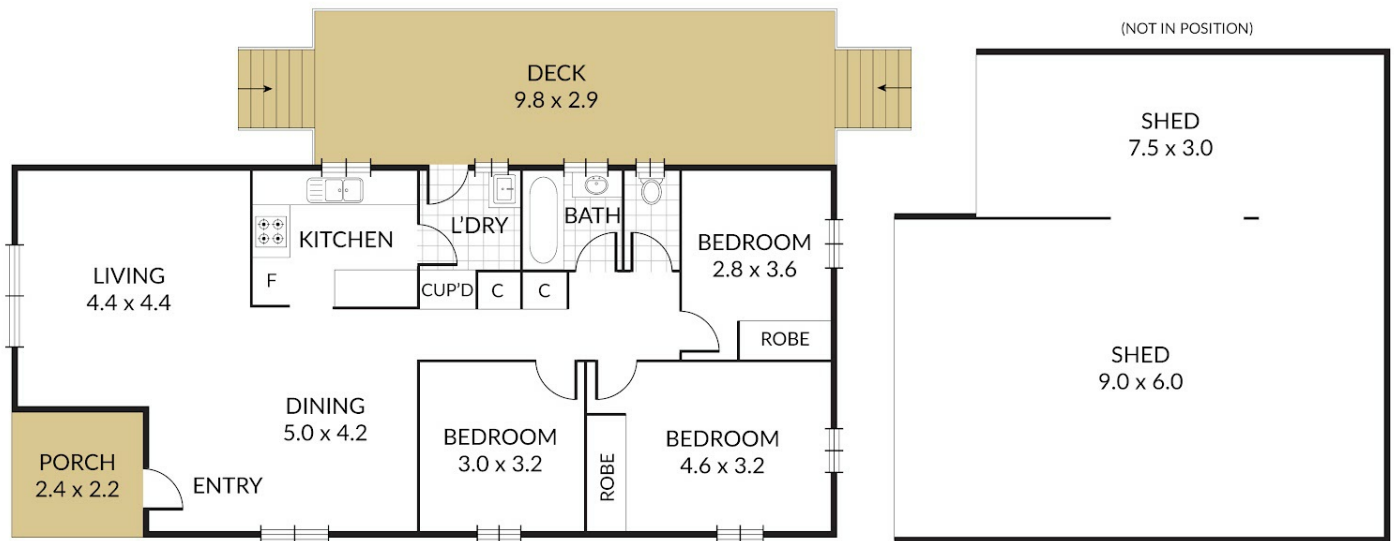
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Internal 186m<sup>2</sup> External 39m<sup>2</sup> Total 225m<sup>2</sup>

18 Bellamy Street, **Acacia Ridge**



3 x 1 x 2 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.