



## FOR SALE

**1416 SQM BLOCK 2 STREET ACCESS, DUAL LIVING, 3 BRMS UP, SELF CONTAINED POTENTIAL DOWNSTAIRS, INGROUND POOL, CLOSE CBD, ONLY \$399K.**

Large 1,416 SQM BLOCK 2 STREET ACCESS, DUAL LIVING, 3 BRMS UPSTAIRS, SELF CONTAINED POTENTIAL DOWNSTAIRS, INGROUND POOL, CLOSE CBD, ONLY \$399K.

#### Property Overview:

- Property Type: Charming Queenslander-style home
- Block Size: Expansive 1,416 sqm block with dual street access
- Price: Exceptional value at just \$399,000.
- Location: Quiet area, close to CBD, surrounded by nature

#### Key Features:

##### 1. Dual Living Potential:

- o Upstairs features a spacious, open-plan 3-bedroom home, perfect for family living.
- o Downstairs offers a large, versatile area, ideal for a self-contained flat with kitchen, bathroom, storage, and a covered patio—perfect for dual living, guest accommodation, or rental income.

##### 2. Resort-Style Pool and Landscaped Gardens:

- o Impressive pebble inground pool set within a private, fully fenced, landscaped garden.
- o Mature trees provide shade and attract native birdlife, creating a tranquil, tropical oasis.

##### 3. Traditional Queenslander Charm:

- o High ceilings, polished timber floors, and ample windows for natural airflow—classic features designed to enhance tropical living.
- o Air conditioning and ceiling fans installed for comfort in every season.

##### 4. Space and Versatility:

- o Large 1,416 sqm block with ample room for additions, such as a shed or workshop.
- o Double street access increases the property's value and convenience.

##### 5. Convenient and Connected:

- o Only minutes from the CBD, this location offers the peace of suburban living with the benefits of proximity to city amenities.
- o Connected to mains water, power, and sewerage, with annual rates of approximately \$3,900.

Why This Property Stands Out:

**3 BED | 2 BATH | 1 CAR**

#### PRICE:

1416 SQM BLOCK, DUAL LIVING, POOL-\$399K

#### OPEN FOR INSPECTION:

N/A



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