

1 & 2/30 Kootangal Crescent, Ferny Hills, Qld 4055



Sold House

Wednesday, 13 September 2023

1 & 2/30 Kootangal Crescent, Ferny Hills, Qld 4055

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 610 m2

Type: House



Agent in a Box

Contact agent

Dual Living home, low set on 610 sqm. Standalone, no body corporate, in one of the safest suburbs. Firewall in between, as per regulations (not Duplex) See plans and Oct 2020 (after handover) photos attached. No significant changes since then. Proudly built with Stroud Homes, delivered and rented in Oct 2020 only 2.5yo Nothing spared on quality and comfort. Initially intended to move in one and rent the other, ended up renting both (\$380 lease expire July 2024 and \$580 expiring Jan 2024) Rates all in \$905.35/semester. Water app \$300/unit. Unit1 - composed of 2 bedrooms. Mirror doors for robes. Kitchen, living area, toilet, bathtub/shower, split air conditioning and fan in each bedroom, tiled with high quality PVC planks (unscratchable), huge alfresco with fan and high-quality tiles, can be (semi) closed extending living area. Unit2 - composed of 3 Bedrooms. Main one with ensuite and walk in robe, mirror doors for robes, ducted air conditioning (wi-fi, sensors in all zones), toilet and bathroom (standalone bathtub), tiled with high quality PVC planks (unscratchable), alfresco with fan and high-quality tiles. Both with high quality appliances, gas cooking, Caesarstone bench tops Separate meters power and water. Separate gas and NBN boxes. Extra 1.5 Batts Insulation installed in walls. Garages with remote one car-space each. Full inclusions and specifications available. Driveway and footpath sealed aggregate all around home. Big playground space, mulched, at the back accessed by stairs. Plenty of room for an inflatable spa and/or castle for kids, no pool as this is an easement. All necessary amenities in 10 mins reach (schools, TAFE, Kindie, Shopping centre, Train, medical, swim). Only 15km to CBD. Lovely neighbours and neighbourhood. Great potential. No body corporate fees to pay, very low maintenance. Pay it off and you can retire. Indicative price 1.2M. This is a private sale, no agent. Not trying to get rid of it but only to make a sale with a minimal profit (after ATO share is deducted) that will allow us to take one year off work. Otherwise, it wont be on the market. Inspections / views can be arranged only if there is a bank preapproval for an amount close to selling price indicated. Well, make me an offer I cannot refuse.