

# 11 Trevor Street, Keperra, Qld 4054

## House For Sale

Monday, 8 January 2024

11 Trevor Street, Keperra, Qld 4054

Bedrooms: 3      Bathrooms: 1      Parkings: 2      Area: 615 m2      Type: House



Scott Rumble  
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## Auction

Realise your vision and maximise the potential for value with this charming entry level property bordering blue-chip Mitchelton. Within walking distance to schools, Fenwick Park and vibrant Blackwood Street Café precinct, this neat, high-set, three bedroom home delivers a not-to-be-missed opportunity for first home buyers, investors and renovators alike. From its breezy entrance porch, a warm Queenslander-like atmosphere greets by way of charming, polished floorboards, while a neutral palette compliments the natural light and allows you to easily customise your space. With its topside cul-de-sac position, lovely views to Ferny Grove, secure parking and generous, low maintenance yard just waiting to be transformed, you will be spoiled for choice with how to evolve this blank canvas property. Move in, as-is and take your time to realise the outstanding potential on offer, or renovate and extend to create your dream home, now. Property features include: -?Adjoining living and dining area features honey-toned timber floors, double door entry from porch and stunning casement windows-?Three well-proportioned bedrooms, each with ceiling fans, polished floorboards, and large windows to maximise light and capture breezes-?Master bedroom with double, mirrored built-in robe-?Roomy, well-equipped, kitchen includes ample bench space, neutral cabinetry and updated appliances-?Stylish main bathroom offers clean lines with a spacious shower, storage vanity and toilet-?Huge under-house space includes lockable garage, laundry, workshop and bonus storage area-?Neat, gently sloping grassed backyard which offers plenty of room for a pool and plenty of space for children and pets -?Air conditioning, ceiling fans and ambient LED lighting throughout-?Rates are approximately \$685 per quarter-?Currently tenanted until January 2025-?Current weekly rental income is \$490, and will increase from 19th January 2024 to \$550 per weekThe outstanding position of this charming home in relation to its surrounding amenities, offers an undeniably relaxed lifestyle, in a warm and friendly community. Keperra sits adjacent to Mitchelton and is an evolving, highly convenient, leafy, inner northern suburb of Brisbane, only 10km to the CBD and on the Ferny Grove train line for commuters. Positioned within the Mitchelton State School and Mitchelton High School catchment, a choice of excellent private schools is within close proximity, while Blackwood Street Early Learning Centre is a quick 3 minute drive, as is Brookside Shopping Centre. This is an exciting opportunity to secure your future in a premier location with abundant opportunities, based on your lifestyle. Scott welcomes your enquiries today, for further information.