

13 Alderbaran Drive, Kingston, Qld 4114

Sold House

Saturday, 19 August 2023

13 Alderbaran Drive, Kingston, Qld 4114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 736 m2

Type: House



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\$525,000

Introducing 13 Alderbaran Drive, Kingston, a fantastic home with incredible potential. Situated on a generous 736m² parcel of land with a confirmed granny flat site, this property offers a unique opportunity for buyers looking to maximize their investment. Here are the key features of this property:

Scope for Dual Living: With the existing property, there is the potential to build in downstairs and create a dual living setup. This offers flexibility for accommodating extended family, generating rental income, or creating additional space for your needs.

Well-Maintained Home: The existing home is in good condition and has been cared for by its owners. The large lounge room is equipped with a reverse cycle air conditioner, ensuring year-round comfort. The clean and tidy kitchen is complemented by a separate dining area, providing functional living spaces.

Spacious and Luxurious Bathroom: The bathroom has recently undergone renovations and now features a luxurious shower cubicle with a rainwater shower head and floor-to-ceiling tiles. This upgrade adds a touch of elegance and modernity to the home.

Outdoor Deck: At the rear of the home, you'll discover a delightful deck, perfect for enjoying warm summer afternoons or entertaining guests. This outdoor space offers a peaceful retreat and extends the living area of the home.

Rumpus Room and Teenagers Retreat: Downstairs, there is a versatile rumpus room that can be used as a teenagers' retreat or a multifunctional space to suit your needs. An undercover pergola adjacent to the rumpus room provides additional outdoor entertaining options.

At a glance - 3 Bedrooms (main with built-in) - Large open plan lounge room with reverse cycle air-conditioner - Tidy kitchen with ample bench and cupboard - Recently renovated bathroom with spacious shower cubicle - Rumpus room / teenagers retreat - Deck overlooking back yard - Undercover pergola - Internal laundry - Double garage - 736m² block - confirmed granny flat site (please call or email agent for further information) - Currently tenanted at \$360 per week till 06/10/2023 - Current market rental appraisal - \$475 - \$500 per week

Convenient Location: The property is conveniently located close to Marsden Mosque, Kingston Primary and High School, and Groves Christian College Campus 1 and Campus 2. With just a 45-minute drive to the Gold Coast and 30 minutes to Brisbane, Kingston is a beloved suburb that offers easy access to major cities and attractions.

Highly Desirable Suburb: Kingston is sought after by both homeowners and investors due to its favourable location and amenities. The suburb's popularity is a testament to its liveability and potential for growth. Don't miss out on this incredible opportunity to secure a property with confirmed granny flat potential and dual living scope. Properties like this are highly sought after and tend to sell quickly. Act swiftly to secure this property and capitalize on its value. Contact us today to arrange a viewing and discover why 13 Alderbaran Drive, Kingston, is the perfect investment opportunity for you.