

**131 Jacaranda Avenue, Kingston, Qld 4114**



**House For Sale**

Thursday, 28 March 2024

131 Jacaranda Avenue, Kingston, Qld 4114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1141 m2**

**Type: House**



**KENY GUERRA**

0738053108

## **SUBMIT OFFER - INSPECTION BY APPOINTMENT**

Whether you're a first-time buyer wanting to get your foot in the market, a new or experienced investor, renovator, developer or land banker, you certainly can't look past 131 Jacaranda Avenue! Nestled in a convenient and highly desired pocket of Kingston, and close proximity to shopping centres, educational facilities, parks and public transportation, this property is the epitome of convenient suburban living! Currently, there is an existing single storey brick and tile home in original condition, but still fully functional and liveable. This sturdy brick beauty situated at the front of a massive 1,141 square metre block, provides the lucky new owners a gateway of development and investment opportunity. Whether you polish the existing residence, renovate and extend, demolish and build bigger, rent out the current home while getting approval for subdivision, or even build a granny flat, everything is on the cards here!

**Property Highlights:** Functional brick and tile home in original condition Well-designed and effective floorplan- maximising all space Fully functional kitchen with ample storage Bathroom with separate toilet Three bedrooms with two of the three have built in wardrobes Covered patio Two garden sheds at the rear Potential Rental Appraisal \$500 - \$520 p/w - holding income whilst you obtain approvals etc **RENOVATION POTENTIAL & SUBDIVISION POTENTIAL AND RETAINING CURRENT HOUSE** (subject to council approval) **LOCATION HIGHLIGHTS:** Walk to many parks including Anzac Park and Collin Park Walk to Kingston State School 2-minute drive Kingston Train Station 3-minute drive to Kingston Palms Shopping Centre 4-minute drive to Logan Central Plaza 4-minute drive to Logan City Centre 4-minute drive to Logan Central Bus Station 5-minute drive to Kingston State College 7-minute drive to Kingston Road Square This versatile development property bursting charm and convenience will be snapped up by a savvy buyer! So, don't delay - call The Keny Guerra Team today on and see how they can help you turn your real estate dreams into reality!

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