

136A Albert Street, Bethania, Qld 4205



House For Sale

Thursday, 13 June 2024

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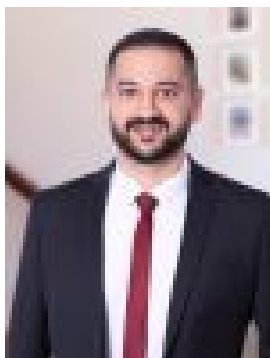
Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 500 m2

Type: House



Kapil Thakur
0738077900

Offers Over \$799,000

Discover the epitome of contemporary living in this meticulously crafted dual-key home built in 2020, resting on a generous 500m² block. **INSPECTIONS BY APPOINTMENTS ONLY!** Available Inspection times- Saturday 15th June - 11AM- Saturday 15th June - 11:15AM - Booked- Wednesday 19th June - 5PM- Wednesday 19th June - 5:15PM

Unit 1:

- **Spacious Living:** Spread across three bedrooms, two bathrooms, and a single-car garage with convenient laundry facilities.
- **Luxurious Master Suite:** Retreat to a master bedroom featuring a walk-in robe, ensuite bathroom, air con, and a ceiling fan for ultimate comfort.
- **Additional Bedrooms:** The other two bedrooms are generously sized and feature built-in wardrobes and ceiling fans.
- **Main Bathroom:** The main bathroom is well-appointed with modern fixtures and fittings, ensuring convenience and functionality for all occupants.
- **Entertainment Ready:** The open-plan living area seamlessly flows into a well-appointed kitchen boasting modern appliances, perfect for hosting gatherings and family meals. Plus, ample storage and counter space make meal preparation a breeze. Air con in the living area ensures comfort for both family meals and entertaining guests.
- **Outdoor Bliss:** Step onto the undercover patio and into the small backyard oasis, ideal for relaxing weekends or alfresco dining. Enjoy gardening or simply bask in the tranquillity of your private outdoor space.
- **Eco-Friendly Living:** Take pride in reducing your environmental footprint with rainwater tanks providing water for the toilets, contributing to sustainable living and lower utility bills.
- **Rental Appraisal:** With the lease ending in July 2024, the new rental appraisal is \$500 - \$520 per week.

Unit 2:

- **Cozy Comfort:** Enjoy two bedrooms, one bathroom, and a single-car garage with laundry amenities, providing comfortable living spaces for occupants.
- **Air-Conditioned Master Bedroom:** The main bedroom offers the luxury of air conditioning for added comfort during warmer months.
- **Bedroom Convenience:** Both bedrooms feature built-in robes and ceiling fans, providing ample storage and ventilation for occupants.
- **Modern Kitchen:** The kitchen is equipped with all modern appliances, ensuring convenience and functionality for everyday cooking and meal preparation.
- **Open-Plan Living:** The open-plan living area with air conditioning provides a spacious and inviting environment, ideal for family gatherings and relaxed evenings. This modern setup ensures comfort throughout the year and seamlessly integrates with the kitchen for easy meal times and entertaining.
- **Outdoor Tranquillity:** Relax on the undercover patio or in the compact backyard, offering a serene retreat for occupants to unwind after a long day.
- **Rental Appraisal:** With the lease ending in September 2024, the new rental appraisal is \$440 - \$460 per week.

Versatile Living Options: Whether you're looking for a family home with the flexibility of rental income, an investment property, or a multi-generational living solution, this dual-key home offers endless possibilities. Live in one unit and rent out the other, accommodate extended family members, or capitalize on dual rental income.

Location Highlights: The convenience of location is all taken care of as well- Bethania train station 1.2km- Bethania Waters shops 1.2km- Bethania Lutheran School 1km- Bethania Lifestyle Center + Bunnings/Aldi - 1.6km- Holmview shopping complex 2.5km(including Woolworths, Restaurants, Newsagent, Hairdressers & Cafes)- Waterford State School 2.3km plus numerous sports facilities & shopping options. You are also approximately 10 minutes from the M1 heading North or South.

Environmental Consciousness: Embrace eco-friendly living with the inclusion of rainwater tanks, not only reducing utility costs but also contributing to a greener lifestyle and lower environmental impact. Don't miss out on the opportunity to experience the allure of dual key living. Contact us today to arrange a **PRIVATE INSPECTION** and make this modern oasis your own!