

179-181 Granger Road, Park Ridge South, Qld 4125



House For Sale

Friday, 17 May 2024

179-181 Granger Road, Park Ridge South, Qld 4125

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 4100 m2

Type: House



RYAN TRAMA

0738053108

SUBMIT ALL OFFERS!

The Ryan Trama team proudly presents 179-181 Granger Road in Park Ridge South - Situated on over an acre of flood-free land, this incredible property boasts two separate and fully self-contained dwellings, making it perfect for the extended family or as an astute investment opportunity in a prime location. Main house: Recently renovated, the main residence features three generous bedrooms, as well as two internal living spaces and HUGE outdoor entertaining area! The tasteful renovation has created warm and welcoming living spaces that we're confident your family will love! The new kitchen boasts a stunning feature tile splash back, new cabinetry providing plenty of storage, and new appliances, including a 900mm gas cooktop. The open plan kitchen and dining area seamlessly connects to the impressive outdoor entertaining area, setting the scene for special gatherings with family and friends. Back inside, the new flooring, ceiling fans and LED down-lights breathe new life into this beautiful family home, whilst the new bathroom provides a touch of luxury with a relaxing bath and captivating contrast between black and white finishes. The master bedroom opens directly to the outdoor alfresco area, and also features a walk-in wardrobe. The remaining two bedrooms feature built-in wardrobes. Every room in the house is air-conditioned, ensuring your comfort all-year-round. The new laundry features room for a washing machine and dryer, with the added bonuses of a stone bench top, sink and extra storage. Second Dwelling / Granny Flat: Boasting a steel frame and being fully-insulated, this self-contained dwelling is the perfect home for elderly parents, teenage kids or to be rented out separately for a substantial side income. It boasts two generous bedrooms and one bathroom, as well as a central kitchen and living space - The kitchen features modern appliances and plenty of storage, whilst the large open plan living space provides ample room for dining and a lounge. Built with disability access in mind, this separate dwelling is wheelchair friendly with extra wide doors. Your Private Oasis Awaits: With two street frontages, and surrounded by manicured gardens, this property boasts multiple vantage points to take in everything that your new home has to offer. From its elevated gazebo with new lighting and fan, to the front porch and generous outdoor entertaining area of the main residence, to the delightful front porch of the granny flat. The large two-bay shed and carport provides under cover parking for at least four vehicles, with additional storage space for gym equipment or anything else you may need. Unbeatable Location: There are few suburbs that offer the space and privacy of an acreage lifestyle, with immediate access to schools, shops and more! Within minutes of your new home, you will find renowned private and public schools, as well as local shops cafes and restaurants. RENTAL APPRAISAL: \$1,060 to \$1,120 per week (combined rental appraisal for both dwellings) Extensive Property Features:- 4,100m² of flood-free and usable land- Two street frontages and access for large vehicles- Two bay shed with additional storage area- Two bay carport- Bitumen to main driveway, with a separate entry and exit, allowing easy access to shed and carport- 3kw solar system- Large safe bolted to the ground- Wired security system, complete with cameras and motion sensors- Trickle-feed town water with two 16,000 litre rain water tanks and one 3,000 litre tank Main Residence:- Renovated main house with 3 bedrooms, 1 bathroom, and 2 living areas- New kitchen, bathroom and laundry- New flooring, lighting and fans- HUGE outdoor entertaining area- Direct access to main residence through entrance along Mackunda Circuit Second Dwelling / Granny Flat:- 2 bedrooms, 1 bathroom and large living space- Steel frame construction and fully insulated- Direct access to granny flat through entrance along Granger Road- Porch to take in the views of the front yard Contact Ryan Trama today to secure this unbeatable opportunity! 0448 295 135