

18 Spruce Street, Kingston, Qld 4114



House For Sale

Wednesday, 12 June 2024

18 Spruce Street, Kingston, Qld 4114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 903 m2

Type: House



Dale Kayrooz

Offers Over \$745,000

Prime Investment Opportunity Or First Home. Welcome to your next lucrative investment! This fully renovated property in the heart of Kingston, Brisbane, offers an exceptional opportunity for investors and developers alike. Situated in a tranquil cul-de-sac, this expansive 903m² block boasts wide front access and abundant parking, making it perfect for various future development possibilities (SBC) Rental Appraised: up to \$630 per week Rates Approx. \$2200 Per Annum

Property Highlights: *Wide Front Access & Ample Parking: Easy vehicle entry, perfect for potential future development or rental tenants with multiple cars. *Landscaped Gardens. *Double Car Garage Under Secure parking with plenty of additional storage space. *Fully Fenced. Upstairs Living: *Fully renovated inside and out, with 3 bedrooms and 1 bathroom. *Open Plan Living: Seamless flow between living, dining, and kitchen areas. *Modern 2Pac Kitchen: Featuring chrome appliances, overhead storage, and a sleek, contemporary design. *Hardwood Polished flooring throughout the main living areas. *Air-conditioning. *Ceiling Fans & Built-in wardrobes in all bedrooms. *The Bathroom Features a modern design, tiled floor-to-ceiling with a waterfall shower head, and a walk-through frameless shower screen and chrome fixtures. Outdoor & Development Potential: *Expansive Patio: Perfect for entertaining or relaxing outdoors. *Massive Backyard: A fantastic open space, ideal for kids, pets, or future development projects. *Subdivision Opportunity: Potential to subdivide the lot, subject to council approval. *Granny Flat Potential: Ample space to add a granny flat, providing extra rental income or accommodation options. Location *Walk to many parks, including Anzac Park and Collin Park *Walk to Kingston State School *2-minute drive to 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 property is a rare find, offering high-yield investment potential with opportunities for future development. Don't miss out on this prime piece of real estate in Kingston; whether you want to expand your portfolio or start a new project, this property has possibilities! A property of this calibre won't last. Contact me today, Dale Kayrooz, 0406 527 997 Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.