

19B Coldstream Way, Holmview, Qld 4207

House For Sale

Wednesday, 29 November 2023

19B Coldstream Way, Holmview, Qld 4207

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Offers Over \$449,000

Introducing a fantastic opportunity in the sought-after Alberi Park Estate of Holmview! This charming freestanding house offers the perfect blend of comfort, convenience, and community living. Situated on a generous 300+ sqm lot, this property boasts 2 bedrooms, a study, 1 bathroom with a bath and separate shower, and a single remote garage with internal access. This home has a spacious and welcoming open-plan kitchen, living, and dining area. The kitchen is a true highlight, featuring a gas cooktop with ample cupboard and bench space. The entire living space is equipped with an air conditioner to keep you comfortable year-round; ceiling fans and the home has ceiling and wall insulation throughout. Step outside, and you'll discover a delightful fully fenced and flat backyard, perfect for outdoor activities and entertaining. The presence of a water tank plumbed to the laundry provides added convenience and sustainability. This home offers more than just comfortable living; it provides an opportunity for both owner-occupiers and investors alike. With a rental appraisal of \$460 per week, it presents a promising investment prospect. The current tenant has expressed a desire to stay on beyond the current tenancy, which ends on January 3, 2024. This is a fully fenced freestanding house while sharing community title with the adjacent home. The total body corporate fee is \$1,461 per year, which could potentially be reduced to nil, enhancing the cost-effectiveness of ownership. Located in the family-friendly Alberi Park Estate, Holmview provides a peaceful and convenient lifestyle. Positioned between Brisbane and the Gold Coast, you'll have easy access to the Pacific highway and be just minutes away from the Holmview shopping complex, train station, and a range of state and private schools. This home not only provides a spacious and comfortable living environment but also a chance to step into homeownership and say goodbye to the rental market. With its serene park views, ample space for pets to roam, and an excellent rental history, this property ticks all the boxes for those seeking a wonderful place to call home or a promising investment opportunity. Don't miss out on this amazing opportunity, call Megan on 0439 941 501 for more information and I look forward to seeing you at the open home on Saturday. Please note: virtual furniture has been added into images. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.