

2 Portley Street, Bundamba, Qld 4304

House For Sale

Wednesday, 15 May 2024



2 Portley Street, Bundamba, Qld 4304

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 800 m2

Type: House



Jarad Foyle
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Offers Over \$574,000

The team at Incline Property are excited to bring 2 Portley Street, Bundamba to the market as a renovated family home that will tick all of the boxes for those families looking for a usable space, or investors looking to diversify their portfolio. The home is set back on its block, commanding a great view down the road, with a leafy background. This home was built sometime in the 1980s, with our records showing possibly 1985 (confirm using your own research), with a renovation of the home occurring at the end of 2023. The renovation has focused on creating a beautiful and homely space, maximising living and bedroom areas, as well as the usability of the block of land. The property features a total of three bedrooms, one bathroom, and a massive 4 car garage lower level that is secure and locked. This block may allow you to value add with a potential granny flat (STCA, please use your own research) or other ideas to make the home your own. Upstairs features the living space of the home, with three spacious bedrooms (two with built ins), a large living room, a combined kitchen/dining room area and a grande front balcony with stairs for access. The cathedral vaulted ceiling style throughout the home is something you will instantly love as well! Throughout the home, the paint is fresh, the kitchen appliances are Downstairs is all about the toys and security! The two motorised roller doors allow you access into a garage space that allows for at least four vehicles (two in tandem x two), a laundry area and space to put your own shelving and storage solution. The downstairs height from floor to ceiling is just short of 2.4m (roughly 2.3m to 2.35m average height depending on where you measure), which may provide you the option to raise the home in future (STCA, please use your own research), or build out more storage. Outside the home is special, as blocks of this size are getting harder to find. You are sitting on 800sqm of well usable land. There is a secondary rock driveway running the whole left hand side of the home, garden beds commanding privacy and beauty, as well as a rural style front fence to increase curb appeal. Your backyard is spacious, and backed by a fantastic grande leafy outlook. 2 Portley Street is situated perfectly, and close to key shopping, school, travel and CBD facilities. You are approximately 1 minute to the local café, 3 minutes to Bundamba State School, 3 minutes to Bunnings Bundamba, 4 minutes to Bundamba train station, 10-13 minutes to Ipswich CBD and Riverlink, 35-40 minutes to Brisbane CBD. Features that you will love about the property can be summarised up here: - Three spacious bedrooms- One bathroom- Four car secure garage- Newly appointed fittings- New air conditioning and fans throughout- Second driveway and access to rear of block- Beautiful landscaping and spacious 800sqm block- Fantastic balcony area and leafy outlooks- Potential to add granny flat (STCA, please research on your own)- Potential to raise and build under (STCA, please research on your own) Properties of this calibre are hard to come by, so take the time to book and inspection with the team at Incline Property or come out to an open home. On hand, we have available more information on the property and are happy to answer any questions on this home. Are you looking at this property as an investment? We have some further information that will assist you! - Current lease agreement: \$400pw until January 2025 (Can negotiate tenants to leave earlier with notice for owner occupying)- Rental appraisal: \$530pw to \$550pw- Rates: Approximately \$492.90pq (based on last bill, can vary)- Water: Approximately \$361.57 (based on last bill, usage varies) Disclaimer: In writing this advertisement for a property sale, Incline Property has taken reasonable steps to ensure accuracy of information, however, it is expected that buyers and those interested are to undertake their own research and due diligence before buying.