

239 Learoyd Road, Acacia Ridge, Qld 4110



House For Sale

Saturday, 11 November 2023

239 Learoyd Road, Acacia Ridge, Qld 4110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 9716 m2

Type: House



Bob Lin

0451498888

Auction

Ideal for astute investors and discerning buyers, this expansive family home is situated on a sprawling 9,716 m² parcel of land in the coveted suburb of Acacia Ridge. Rarely do you find such a generously sized property that remains conveniently close to all essential amenities. Just a brief 7-minute drive will take you to the Sunnybank Hills and Calamvale shopping precinct, with Watson Road State School nearby. This modern two-story brick house on one side and a low-set design on the other features a total of 4 bedrooms, a study, an ensuite, and a split air conditioning system in the master bedroom upstairs. Downstairs, you'll discover 3 more bedrooms, another study, and 2 bathrooms, along with a spacious lounge room. The country-style kitchen boasts a stone benchtop, ample storage, a new gas cooktop, and a new dishwasher, all complemented by a formal dining area. The entire house has been freshly painted, and you'll also have the convenience of a double lock-up garage that can double as a sizable shed. 6.5 kW solar panels promise substantial energy savings. The property is graced by a seasonal creek, offering a tranquil and peaceful environment far removed from the hustle and bustle of the main road. As an added bonus, a vast block of vacant land at the front entrance provides an excellent opportunity for multiple parking spaces. Moreover, this property holds the potential for a home-based business, and it's seamlessly connected to the council sewerage system. - Currently zoned as an Emerging Communities area - This property offers promising potential for both residential and commercial development. - Excellent opportunity for owner-occupiers and investors like resort lifestyle - Potential for land banking - The block could be transformed into a community center or place of worship subject to council approval.

Key features: 4 bedrooms with a study Master bedroom with ensuite and air conditioning 3 bedrooms, 1 study, 2 bathrooms downstairs and 2 toilets Rumpus Room Ceiling fans in the family area Formal dining area Ceiling fans in bedrooms Gas cooktop Dishwasher Solar panels with 6.5 kW capacity Solahart hot water system 2 lock-up garages or a spacious shed

The motivated owners are committed to sell and will seriously consider all written and genuine offers before the Auction. For further information and to arrange a viewing, please contact our agency.

Disclaimer: The photos are indicative only. All information stated has been obtained from reliable sources and owners of the property. Buyers to do their own independent enquiries & searches with Brisbane city council & others before submission of their interest.