

# 25-27 Lamberth Road, Regents Park, Qld 4118



## House For Sale

Tuesday, 23 April 2024

25-27 Lamberth Road, Regents Park, Qld 4118

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1175 m2

Type: House



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## Auction

\*To be sold before or at Auction on Saturday 18 May at 2:30pm Boasting a North to rear facing aspect, 25 - 27 Lamberth Road, Regents Park, has over 24 metre frontage, and is situated on an impressive 1,175m<sup>2</sup> large block with a unique, elevated location. Showcasing a spacious and well thought out layout, this residence is perfect for large families seeking multitude of living areas inside and out or astute investors who can see the wealth of opportunities. For families seeking spacious living with an abundance of room for the kids to play, this sprawling property is a must-see! It features a great location with easy access to Green Road and Mt Lindesay Hwy, Grand Plaza shopping centre, Yugumbir Primary School plus childcare centres, public transport and well-equipped parks. Live happily here, knowing your investment has subdivision possibilities giving you excellent potential for future profit. Property Features:

- Unique position: Enjoy natural light all day, elevated aspect and breezes.
- Spacious Living Areas: The home boasts separate living, dining, and family rooms, providing ample space for relaxation and entertaining.
- 4 Generously Sized Bedrooms: Enjoy comfortable living with four spacious bedrooms, offering ample space for the whole family.
- Brand new carpets, ceiling fans, lighting, toilets, hot water system and security screens throughout.
- Convenient Amenities: Benefit from a well-appointed bathroom with separate toilet and an additional toilet in the ensuite adjoining the master bedroom, ensuring convenience and comfort for everyday living.
- Flexible Access: Complete side access to the property provides added convenience and flexibility, perfect for storing a boat, caravan, or additional vehicles.
- Public Transport: Bus stop located within 100 metres.
- Large Shed: A spacious 6.0x 7.4M shed with existing workbench and offering plenty of room for storage or a workshop.

Potential Opportunities:

- Subdivision: Explore the potential to subdivide the land and create additional dwellings, providing an excellent investment opportunity (subject to council approval).
- Renovation: With a solid foundation and a functional layout, the home offers great renovation potential to customize and create your dream residence.
- Investment: Secure a prime piece of Regents Park real estate and capitalize on the area's strong growth and rental demand. Don't miss out on this rare opportunity to secure a prime piece of Regents Park real estate with exceptional potential. Whether you're looking to subdivide, renovate, or invest, this property offers a solid foundation to make your property dreams a reality. Contact us today and discover the endless possibilities that await with this fantastic Regents Park property!

Disclaimer: The information provided in this real estate advertisement is offered to the best of our knowledge and belief. However, prospective buyers are advised that certain aspects of the property may be subject to local council approval, regulations, or other legal requirements. Buyers are strongly encouraged to conduct their own thorough due diligence and investigations to verify all details, dimensions, zoning, and any other pertinent information related to the property. It is crucial to consult with relevant local authorities and professionals to ensure that the intended use or modifications align with current regulations and restrictions. The seller, real estate agency, and its representatives make no guarantees, warranties, or representations regarding the accuracy or completeness of the information provided in this advertisement. Any reliance on the information herein is at the buyer's own risk. This disclaimer serves as a notice that potential changes or restrictions may exist, and it is the responsibility of the buyer to confirm the accuracy of the information provided and to seek professional advice where necessary. This disclaimer is not exhaustive, and prospective buyers are urged to seek independent legal advice to ensure they fully understand any potential implications related to the property. This property is being sold by auction and without a price and therefore a price guide cannot be provided.