

# 26 River Rd, Bundamba, Qld 4304

## Sold House

Sunday, 13 August 2023



26 River Rd, Bundamba, Qld 4304

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 759 m2**

**Type: House**



Thyme Property Sales Team - Jade Goh

**\$660,000**

26 River Road offers space, space and MORE space and for the entrepreneur minded folks out there. This is a Tastefully Transformed Dual Living layout that has been purposefully designed to help you to repay your mortgage quicker. Upper Section of this beauty: Featuring three bedrooms, 1 bathroom + 2 toilets with multiple living areas, this tastefully transformed home-sweet-home offers the perfect blend of comfort, style, and convenience. The lounge could even be converted into your home office with private access. The modern kitchen is perfect for whipping up family meals and entertaining guests, while the outdoor area is perfect for alfresco dining with a spacious backyard suitable for kids and pets or perhaps a new inground pool (STCA) ready for the next summer! Property of this quality on a 759m<sup>2</sup> land sits at \$550,000 mark comfortably. Secondly: The newly built certified self contained studio worth \$130,000 with split-level bedroom and ensuite and its private driveway carport has been designed to help you to earn your extra rental income without compromising your living lifestyle. Earning you the best of both worlds! To top it off, the zoning for this flood free lot has been proposed as Medium Density Residential under the Ipswich Plan 2024 Draft for consultation. Very huge potential to landbank for further capital growth! Features of this property include:- Three bedrooms, all with built-in robes and ceiling fans, and a bay window in one of the bedrooms- This stunning modern kitchen is equipped with sleek stainless steel appliances, including a 900mm stove and range-hood, and a walk-in pantry with abundant storage space- Highly glossed polished timber flooring throughout the bedrooms, living, dining and kitchen area- Multiple living areas, including a separate lounge and living room- Lounge room has direct access to the backyard- Self contained studio for rent yield- 2 single driveways and carports- Solar power system to help reduce your energy bills- 3,000L slimline water tank- Fully fenced Location:- 430 m walk to public transport bus 503- 450 m walk to TAFE Qld Ipswich Campus- 3 mins drive to the Bundamba train station (1.1 km)- 5 mins drive to the Bundamba Primary School- 5 mins drive to State Secondary College- 5 mins drive to Bundamba State Secondary College- 5 mins drive to Sacred Heart School- 7 mins to Ipswich Girls Grammar School- 9 mins to Ipswich Central State School- 6 mins drive to Booval Fair Shopping Centre- 8 mins drive to the popular Costco supermarket- Easy access to the Warrego Highway to Brisbane Council Rates : \$496.10 per quarter QUU Services : \$231.16 per quarter (exclude water usage) Main House Rental Appraisal : \$450-\$500 per week Studio Rental Appraisal : \$300 per week Don't miss out on the chance to make this beautiful property your own. Contact Jade 0411 331 388 today to arrange an inspection and see all that 26 River Road, Bundamba has to offer.