

**28 Kingfisher Street, Aroona, Qld 4551**



**House For Sale**

Sunday, 26 May 2024

28 Kingfisher Street, Aroona, Qld 4551

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



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## Offers Over \$1,125,000

Discover unbelievable value in this contemporary coastal dual dwelling, the perfect blend of luxury, comfort and space. Perfectly positioned on a leafy, elevated street in the popular suburb of Aroona, you will not find many 5 bedroom houses with 3 bathrooms on a large block of 836m<sup>2</sup>. Currently tenanted as an executive home by three professionals, this property offers an incredible opportunity for savvy investors seeking secure rental income or those planning to embrace coastal living in the near future.

**Key Features:**

- **Expansive Space:** 5 bedrooms, 3 bathrooms, and multiple living areas designed for modern family living.
- **Modern Design:** Open-plan kitchen and living area, perfect for entertaining and family gatherings.
- **Alfresco Oasis:** Outdoor spaces including a large balcony and covered alfresco area, ideal for BBQs and relaxation.
- **Entertainer's Kitchen:** Featuring a sprawling island bench, breakfast bar seating, high-end appliances, and ample cooking facilities.
- **Generous Master Suite:** Complete with an ensuite and walk in wardrobe for ultimate privacy and comfort.
- **Fully functional kitchenette downstairs** adds versatility
- **Air Conditioning and Ceiling Fans:** Strategically positioned units in all bedrooms and lounge for year-round comfort. Ducted air conditioning in the lounge.
- **Family-Friendly Backyard:** Fully fenced with three built-in vegetable gardens, offering a safe haven for children and pets.
- **Plenty of room:** To install an inground swimming pool.
- **Convenience and Location:** Close to pristine beaches, shops, reputable schools, and public transport, all within 5-10 minutes.

**Main Residence - Upstairs:**

- **Elevated Position and Front Balcony:** Enjoy cool summer sea breezes.
- **Open Plan Living - easy flow balcony,** versatile for family needs
- **3 Bedrooms, 1 Bathroom -** Generous size rooms and easy access to share bathroom
- **Stylish Kitchen:** Huge island bench with stone bench tops and ample storage.
- **836m<sup>2</sup> Fully Fenced Yard:** Ample room for fun outdoor activities and to add an inground pool.

**2 Bedroom Residence - Downstairs:**

- **Generous bedroom with ensuite -** perfect as the master bedroom
- **Multifunctional room -** can be used as an additional living area, a 5th bedroom, rumpus room for the kids or the ideal home office with own entry from driveway
- **Third bathroom -** comes in handy when friends and family are over
- **Kitchenette -** perfect for dual dwelling or entertaining
- **Ideal for guests, extended family, or to secure income via permanent or holiday rental.**

**Additional Amenities:**

- **Gated Side Access:** Plenty of room for a boat, caravan, or trailer.
- **Tandem Shed:** Space for all your toys, with low maintenance lawns and gardens.
- **Close Proximity:** Short drive to the hospital precinct and university.
- **Massive garden at the back**

**Experience Coastal Living:** Join a welcoming neighbourhood and embrace the relaxed coastal town lifestyle that Aroona has to offer. This property is more than a home; it's a lifestyle choice that promises both luxury and practicality. Don't miss out on this unparalleled opportunity to secure your place in a coveted coastal suburb. Experience the best of contemporary living with the added benefit of dual income potential. Contact us today to arrange a viewing and step into contemporary coastal living! Please call Sandra de Jersey on 0438 975 045 if you have any questions or to schedule a viewing.