

36 & 38 Cullimore Street, Bald Hills, Qld 4036



House For Sale

Wednesday, 17 April 2024

36 & 38 Cullimore Street, Bald Hills, Qld 4036

Bedrooms: 6

Bathrooms: 3

Area: 818 m2

Type: House



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Offers Over \$1,450,000

Two lovely homes, side by side, on separate titles, both being sold together, and available now. The fabulous family living here, bought 36 Cullimore brand new in 1980 and later built 38 Cullimore in 2012 for their growing family. They have all loved living here for the past 44 years and are now looking forward to their new chapter. Currently both are owner occupied and ready for their new owner. Total features: 6 bedrooms, 2 utility rooms, 3 living areas, 3 entertaining areas, 818sqm, 2 full bathrooms and potential 3rd with powder room. Total potential rental return of \$1,220 per week. We are wanting to sell the properties together, although, may consider selling separately.

36 Cullimore features: 1st level: Front and side underroof entertaining decks, both with external stairs Huge kitchen with an abundance on bench space and storage, new electric cooktop, under bench oven, large pantry, dishwasher and 2pac cabinetry Open plan lounge and dining room with bifold doors leading to the deck Master bedroom with built in robe, fan & polished floors 2 additional bedrooms with fans and one with polished floor the other with carpet Main bathroom with shower over bath, vanity and separate toilet Linen cupboard Ground Level: Two large utility rooms - both with external sliding doors Powder room with plenty of room for a shower (plumbing is in wall directly behind in laundry) Single lock up garage Large under deck entertaining area with spray Crete 497sqm level block with lots of grass and room for a shed (with council approval) Side access - potential for your car & caravan Rain water tank for garden use Built in approx 1979 Downstairs external asbestos has been removed and replaced Fibre cement sheeting and zinc alum roof Water tank for garden use 16 solar panels Electric hot water Potential rental return of \$630

38 Cullimore features: Master bedroom with built in robe and fan 2 additional bedrooms with robes and fans Main bathroom with separate shower, bath and separate toilet Two separate living areas 1) open plan lounge and dining with fan 2) family room with fan, a/c & linen cupboard Kitchen with dishwasher, electric cooktop, under bench oven, pantry, lots of bench space & 2pac cabinetry Under roof outside entertaining area finished off with spray Crete, pull down blinds and fan Internal laundry Water tank for garden use 321sqm block with long driveway with lots of space for your cars 10 solar panels Fibre cement sheeting & Colourbond construction Gas hot water Potential rental return of \$590 per week Built in 2012

Further features: Both homes are fully fenced around the perimeter There are two titles = there will be two contracts of sale End of cul de sac The Seller may consider selling separately.

DISCLOSURE: 36 - the owners bought and moved in the property in 1980, after it was built in 1979. They then purchased the vacant block next door (38) and kept for garden use. In 2012 they built the house on 38. The side, rear (only a small portion) deck and staircase is encroaching onto 38's lot. You could either move the stairs OR fence around if wanting to separate the properties. 38 - the owners have an agreement to utilise the land to the right-hand side of the house with the Department of Transport & Main Roads. The new owner would need to apply through TMR for a permit to occupy this land (State Controlled Road Corridor), with no guarantee of approval. Permits are non-transferable. Our boundary is 1.2m from right hand side of the house, the land between this and the fence is State owned land.

Location: Walk to train station Walk to shops & restaurants Walk to Bald Hills School & St Paul's & Norris Rd State Walk to TAFE Bracken Ridge Walk to parks Within a 5 minute drive to Bruce highway, Strathpine, Carseldine Homemaker Centre 19.4km to Brisbane CBD 21.2km to Brisbane Airport

Email a request for further information and links for YouTube walk through video's. Please come to the open home if you would like to live here.

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