

# 4 Acacia Road, Woodridge, Qld 4114

## House For Sale

Wednesday, 15 May 2024



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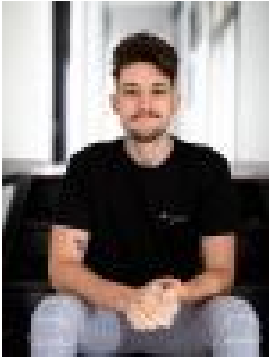
**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Jarad Foyle  
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## Offers Over \$799,000

Opportunities like this are hard to come by that compare to 4 Acacia Road, Woodridge. This home has everything you could ever need in an investment or a family home to accommodate everyone in the family. If you are looking for a large block of land, in a central location of Woodridge, with ample living areas and dwelling space, you do not want to miss an inspection for this home. Our records show that the home was built sometime in the 1980s, with records showing history starting in 1978 (confirm using your own research), with an auxiliary dwelling added sometime in the 2010s (confirm using your own research). The home has featured some renovations and improvements over the years to focus on creating spaces that are functional for an extended family or an investment. The main house for example features a total of three bedrooms upstairs, a well-appointed kitchen, one bathroom and beautiful features such as hardwood floor throughout. Downstairs of the main house is not legal height for habitation, so would count as a multi-purpose space, however, has been renovated to a modern space with an additional kitchen, bathroom, and multi-purpose rooms for the family to take advantage of. The property also features a council approved auxiliary dwelling that has two bedrooms, another nicely appointed kitchen, a bathroom and is fully self-contained. For the extended family that needs more space for relatives, this could be the perfect low maintenance opportunity to have their own space on the block, but still close to the family. You have an opportunity to improve the property by potentially fencing off separate sections of the block, as the granny flat has its own separate driveway entrance as well. Upstairs in the main house, you will find three spacious bedrooms, a large living room with a combined kitchen/dining room area, and both front and rear access balconies. The characteristics of the home are present with warm wood tones in the kitchen and flooring, with some updates that have been made over the years. For the investor, this is currently rented out for \$780pw until 05/09/2024. This lease includes upstairs, downstairs, and the multipurpose space to the left of the property. Downstairs is a modern build in to focus on space and multipurpose areas, with an additional kitchen and bathroom. The opportunities are endless to make a man cave, have ample amount of secure storage and more! The auxiliary dwelling is a weatherboard construction that borrows features from the main house with wooden flooring, and ample space to occupy. This dwelling is completely self-contained and is the perfect opportunity to get relatives in or get some more rent for cheaper living. This is currently rented for \$340pw and has an agreement to go to \$360pw if the buyer would like to extend the lease. The current lease expiry is 30/06/2024. Outside the home is well suited to a low maintenance lifestyle. The block is gravelled with two separate driveways on the very usable 683sqm block. The fully fenced block also features an external multipurpose enclosed space, with an additional bathroom setup. The block also has an external entertaining space behind the main dwelling for those outside hangouts! 4 Acacia Road is in a very central location, close to transport, shops, school as and the CBD. You are approximately 1 minute to the Woodridge Train Station, 5 minutes to Bunnings Underwood and other central stores, 5 minutes to Woodridge North State School, 10 minutes to Springwood and 25 minutes to Brisbane CBD. Features you will love are summarised here: - Main House has three spacious bedrooms - Main house has a fully built in lower section with an additional kitchen and bathroom - The property already has an auxiliary dwelling with two additional bedrooms and fully self-contained - The total current rent is \$1,120 per week! - Ample block space at 683sqm - Two separate driveways and entrances - Current leases in place; invest or nest - An additional multipurpose space to the left hand side of the property - Potential to make your own with nice landscaping and renovations Properties of this calibre are hard to come by, so take the time to book and inspection with the team at Incline Property or come out to an open home. On hand, we have available more information on the property and are happy to answer any questions on this home. Are you looking at this property as an investment? We have some further information that will assist you! - Current leases at \$780pw and \$340pw (\$1120 total) - \$780pw lease is main house and left hand side multi purpose space, expiring 05/09/2024 - \$340pw is for auxiliary dwelling expiring 30/06/2024 Disclaimer: In writing this advertisement for a property sale, Incline Property has taken reasonable steps to ensure accuracy of information, however, it is expected that buyers and those interested are to undertake their own research and due diligence before buying.