

**4 Poincettia Street, Kingston, Qld 4114**



**House For Sale**

Tuesday, 12 March 2024

4 Poincettia Street, Kingston, Qld 4114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**KENY GUERRA**

0738053108

## SUBMIT OFFERS

Welcome to this charming dual living residence located at 4 Poincettia Street in Kingston! Perched on a 647 square metre block in the heart of suburbia this property screams convenience at your doorstep. Offering 3 bedrooms, two bathrooms, 3 multi-purpose rooms on the bottom floor, 2 storage rooms AND 3 sheds, what more could you possibly ask for?! This property is currently tenanted to amazing tenants who pay \$680 per week on a periodic lease agreement meaning investors can start earning from Day 1 without lifting a finger! If you plan to move into the home, the notice period is minimal! The smart colour choices for the front façade and the charming picket fence creates inviting kerb appeal and is the perfect blend of charming and modern. While having a traditional layout, this property has been recently renovated to perfection! There is nothing left to do but move in and enjoy! Starting at the second level you enter through a sunroom which could be used as a mudroom, toy room, teenagers retreat or home office! Step inside the air-conditioned living/dining area which is a generous size and has great access to deck perfect for the entertaining family! The kitchen is tucked away, but certainly not forgotten! With a variety of above counter and below counter storage, ample bench space and sleek appliances this kitchen is certainly a chef's dream! Down the hallway you will find the 3 spacious and light-filled bedrooms. The family bathroom on the second level boasts a shower over bath and separate toilet for your convenience. Retreating to the ground level you step into the rumpus room which is a great size and the kitchenette is also a great size and offers plenty of counter space. Freshen up in style! The luxurious bathroom has plenty of room to store your toiletries. The three multi-purpose rooms are gigantic and there are plenty of options with what you can do with them.

**PROPERTY HIGHLIGHTS:** SOLAR PANNELS SAVING YOU \$\$\$

**Upper Level:-** 3 well-appointed bedrooms- Spacious living/dining room with access to the front porch/sunroom- Generous and modern kitchen with ample storage overlooking the rear deck- Beautiful rear deck/porch to enjoy outdoor entertainment- Family bathroom with separate toilet

**Lower Level:-** Large rumpus room- 3 separated multi-purpose rooms- Generous storage room- Spacious kitchenette for lower-level convenience- Full bathroom- Large outdoor entertainment pad- 647m<sup>2</sup> fully fenced block

**CONFIRMED SCHOOL ZONES:** Primary School: Kingston State School Secondary School: Kingston State College

**LOCATION HIGHLIGHTS:** Walk to Kingston Palms Shopping Centre Walk to Kingston State School 4-minute drive to Kingston State College 5-minute drive to Logan City Centre 5-minute drive to Logan Central Plaza 5-minute drive to Logan Central Station Great proximity to Logan Mwy and M1

This delightful residence is only available to the buyer who acts NOW so don't hesitate to contact The Keny Guerra Team on 0435 355 481!

**DISCLAIMER:** 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.