

**44 Louise Street, Underwood, Qld 4119**

**coco**

**Sold House**

Wednesday, 13 September 2023

44 Louise Street, Underwood, Qld 4119

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 645 m2**

**Type: House**



Sameer Gutta

## Contact agent

Dear Homebuyer, Are you searching for a place that perfectly balances convenience and endless possibilities? Look no further as we have the ideal home waiting for you, currently vacant and move in ready! This a value adder, with multiple options: Granny flat, extend, demolish and build multiple townhouse - having the convenience of 2 street access (corner block). Prime Location: Imagine living within a leisurely stroll of the bustling Underwood Marketplace. Our charming property offers proximity to motorways, shopping centres, dining establishments and transportation hubs, all while cocooned in a peaceful haven that shields you from the city's noise. It's the best of both worlds, offering a vibrant lifestyle and the serenity you crave. Your Home Awaits: Situated on a generous corner block spanning 645m<sup>2</sup>, this property is meticulously designed for your comfort and convenience. Interior Highlights: Step inside to experience a functional layout featuring a spacious living area, three inviting bedrooms, and a generously-sized bathroom. The master bedroom boasts air conditioning and a ceiling fan, ensuring your comfort all year round. Culinary Delights: The kitchen is for a culinary enthusiast's, offering ample bench space and storage, making meal preparation a breeze. The adjoining dining/living areas is also air-conditioned for your comfort. Outdoor Oasis: Outside, you'll discover a fantastic backyard and a spacious back deck, creating the perfect setting for summer afternoon BBQ gatherings. This space has been freshly painted and is ready for you to move in and make it your own. Key Features:- 3 spacious bedrooms- Master bedroom with Aircon and ceiling fan- Bathroom with separate toilet- Well-appointed kitchen- Air-conditioned living and dining area- Large outdoor deck, perfect for family BBQs- Corner block with potential for dual street access (Development Potential STCA - Dual Occ, Duplex, Townhouses, Granny Flat, etc.)- Single garage with 2 additional car parks under the carport- 645m<sup>2</sup> corner level block with a shed Unbeatable Location: This home's location is truly unbeatable, with everything you need just moments away:- Walking distance to Underwood Shopping Centre- Childcare Centre at the end of the street- Public transport within 100 meters' walk- 5 minutes to the nearest Mosque, Churches, Sikh Temple, and more- Quick access to the Freeway and Motorway- Just 10 minutes to Garden City- A mere 20 minutes to Brisbane CBD- Only 40 minutes to the stunning Gold Coast- Restaurants, cafes, childcare facilities, local GP, and dentists are all within easy reach. Don't miss this incredible opportunity to secure your home in a location that has it all. Act now and contact us to schedule a viewing. Your future begins here! This home is vacant and move in ready. Sincerely, Sameer Gutta 0433 128 585

GOVERNMENT SCHOOL CATCHMENT - Prep to year 6  
Eight Mile Plains State School- Year 7 to Year 12  
The ever popular Rochedale State High School  
INDEPENDENT SCHOOLS  
Faith Christian School of Distance Education 1.6 km away  
St Peter's Primary School 1.6 km away  
Islamic College of Brisbane 2.4 km away  
Redeemer Lutheran College 2.5 km away  
Calvary Christian College 3.3 km away  
St Paul's School 3.6 km away  
John Paul College 5 km away  
St Edward the Confessor School 5 km away

Disclaimer - We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective buyers should make their own enquiries to verify the information contained therein.