

45 Gladewood Drive, Daisy Hill, Qld 4127



House For Sale

Thursday, 18 April 2024

45 Gladewood Drive, Daisy Hill, Qld 4127

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 776 m2

Type: House



Johnson Teo
0731379790

Best Offers By 15 May

This 776m² block boasts a unique and amazing dual living scenario, with 2x separate homes in one! A range of options are on offer from purchasing the lot as an owner/occupier once the rental period/s are finished, living in one home and renting out the other, or buying both as an investor and being rewarded with a solid rental yield (45 at the front is currently being rented until 3/11/24 for \$500 per week and 45B at the back rented until 25/5/25 for \$420 per week - That's a total of \$920 per week at current rental market rates! On top the tenants at 45 front is paying \$35 per week for water & electricity and tenants at 45B back is paying \$40 per week for water & electricity. Plus you inherit the nicest tenants in town that you can ever find!!). The second dwelling would make the ideal rental property, granny flat or teenager's retreat. The brick home at the front has 3 bedrooms and a bathroom and the second dwelling has 2 bedrooms and a bathroom. Its location is also ideal, being surrounded by schools including JPC, shopping at Chatswood Shopping Centre and the Logan Hyperdome, and parks including the 213-hectare Daisy Hill Conservation Park with its wildlife and biking and walking tracks. The CBD is also less than a 30-minute commute away. Located in what is known as the Sherwood Forest area of Daisy Hill, a welcoming entrance greets you to the main home with its established gardens, a grassy front lawn for playtime and pottering, and plenty of room for vehicle parking (including an RV) in the carport, on the driveway or on the wide, quiet street. Walking through the double French doors, you'll find an air conditioned living room with lovely high raked ceilings. This flows seamlessly through to a dining room and a wraparound kitchen with its dishwasher, electric cooktop and oven, and ample storage. Adjacent to the living room is a second living space that could serve as a study, children's playroom, teenager's retreat, second TV-watching room, or, with the addition of a door, another bedroom. Bedrooms are amply sized and feature ceiling fans, built-ins and with a smaller bed, enough room for a study nook. A separate toilet, a bathroom with a shower and a bath and a fully-fenced outside patio complete this first property. Entrance to the second dwelling is through the carport and this home is only 3 years old. Outside is surrounded by gardens and has a storage shed - gardeners will be delighted. Inside, it is fully tiled and beautifully presented with an open plan air conditioned living and dining room, a bathroom and a kitchen with a Caesarstone bench top, electric cooktop, gas stove, a pantry and plenty of storage. There is also a European style laundry and two bedrooms with built-ins. The larger bedroom will easily accommodate a study nook. Location-wise, it is outstanding with its closeness to schools, including John Paul College, Daisy Hill State School and St Edwards' Catholic Primary School, and retail centres like IKEA, Chatswood Shopping Centre and the Logan Hyperdome. It is only 30 minutes to the CBD and walking distance from beautiful Daisy Hill Conservation Park where visitors can stretch their legs, ride on horseback or spin the wheels of their mountain bike over its extensive network of shared trails. **PROPERTY FEATURES:**+ 776m² block boasting 2 homes+ Sherwood Forest area of Daisy Hill+ Established gardens throughout and a grassy front lawn+ Ideal opportunity for buyers after dual living or investors after a rental yield of over \$950/week+ 45 is main house with 3 bedrooms and 1 bathroom+ 45B is a separate approved auxiliary dwelling at the back with 2 bedrooms and 1 bathroom+ Multiple parking spots in the carport, on the driveway or on the quiet street+ 45 has an open plan living and dining room with AC+ Kitchen with dishwasher and ample storage+ Second living area for a study, kid's play room or another bedroom+ Bedrooms x 3 with ceiling fans and built-ins+ Separate toilet+ Bathroom with shower and bath+ Outside undercover patio+ 45B has a two bedrooms with built-ins+ Open plan living and dining room with AC+ Bathroom and European style laundry+ Storage shed and established gardens+ Kitchen with a Caesarstone bench top, electric cooktop, gas stove and a pantry

Once in a blue moon properties like these are popular and will be snapped up if you wait. Come to the open home this Sat and make your offer to avoid missing out. Hurry! Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Ray White Springwood & Shailer Park by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy.