

46 Ariel Avenue, Kingston, Qld 4114

Harcourts property
centre

Sold House

Wednesday, 29 November 2023

46 Ariel Avenue, Kingston, Qld 4114

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1185 m2

Type: House



Rowena Gill
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\$740,000

Are you on the hunt for a property that not only provides comfortable living but also guarantees two separate income streams? Look no further! Presenting 46 & 46-2 Ariel Ave, Kingston - the perfect investment opportunity you've been waiting for! Located on a battleaxe block which is perfect for the security conscious. - 46 Ariel Ave - Your family home or potential dual living option- Built in 1975, this highset home boasts a classic charm- Featuring 3 spacious bedrooms, 1 beautifully renovated bathroom- Enjoy a combined lounge and dining room, ideal for family gatherings- The kitchen offers ample cupboard and bench space, perfect for culinary enthusiasts- Downstairs, discover additional rooms, a convenient w/c, and a laundry area that can be easily converted into dual living space- A generous land area and double carport complete the picture- Separate electricity and water metres- Currently leased until 26/08/2024, generating \$450 per week- 46-2 Ariel Ave - Modern granny flat with privacy- Built in 2020, this granny flat offers contemporary living- It features 2 bedrooms, an open and spacious lounge, dining, and kitchen area- The combined laundry and bathroom are designed for convenience- Bright and airy, this dwelling exudes comfort and style- Enjoy the convenience of a single carport- Separate electricity and water metres- Currently leased until 29/08/2024, yielding \$320 per week Invest in your future with this unique opportunity! Whether you're looking to house two families separately or capitalize on multiple income streams, 46 & 46-2 Ariel Ave has you covered. Key Highlights:- Dual income potential- Long-term tenants in place, eager to stay- 1185sqm battleaxe block for added privacy- Prime location in Kingston- Solid rental income- Investment in both the past (1975) and the future (2020) If you were going to try and rebuild this opportunity in today's market: Rebuild highset home - minimum \$280,000 Granny flat - minimum \$180,000 Block - \$450,000 That is a total cost of \$910,000 These properties are in a fantastic location for school age children with public and private schools being in walking distance. Only 1.5km to Kingston train station and multiple bus stops in a short proximity. Kingston is a hot spot amongst investors and home owners alike, make sure you jump on this opportunity and attend the open home on 07/10/2023 at 11:00am - 11:30am.