

# 5 Gerda Court, Darling Heights, Qld 4350

## Sold House

Wednesday, 6 September 2023



5 Gerda Court, Darling Heights, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



James ODonohue  
0488144347



Shaun Blackburn  
0490499194

**\$410,000**

- Front timber deck to enjoy the morning coffee - 3 good sized carpeted bedrooms - Enclosed, rear sunroom - Spacious open plan lounge and dining featuring timber look vinyl flooring - Neat and tidy kitchen equipped with electric cooktop, electric oven and 2 bowl sink - Tiled enclosed garage with it's own kitchenette - Family bathroom with shower over bath, vanity and linen cupboard - Separate toilet for added convenience - Laundry has single wash tub - Paved covered patio - 2,500 litre rainwater tank - Single carport - 500m<sup>2</sup> fully fenced allotment

Nestled in the heart of Darling Heights, the charming 5 Gerda Court presents a unique blend of convenience and potential. This versatile timber cottage offers a range of possibilities for both homeowners and investors, all within walking distance to the University of Southern Queensland, Darling Heights State School, and the peaceful Japanese Gardens. Step onto the front timber deck and envision your mornings enriched with the tranquility of this location. Inside, you'll find three well-proportioned carpeted bedrooms, ensuring comfort and privacy for all residents. The enclosed sunroom at the rear of the home adds an extra touch of versatility, creating a bright space that could serve as a home office or a cozy reading nook. The heart of the home is the spacious open plan lounge and dining area, adorned with stylish timber-look vinyl flooring. The neat and tidy kitchen, equipped with an electric stove, and a practical 2-bowl sink, forms a functional hub for culinary endeavors. Adding to the allure of this property is the tiled and fully enclosed utility room, complete with its own kitchenette. This versatile space is perfect for home hobbies, storage or whatever your heart desires! The family bathroom boasts a shower over bath, vanity, and linen cupboard, while a separate toilet enhances convenience. A separate laundry with a single wash tub caters to everyday chores. Beyond the living areas, a paved covered patio invites you to unwind. A garden shed stands ready to house your tools and equipment, while a 2,500-litre rainwater tank promotes eco-friendly water use. This property also features a single carport, adding practicality to your daily routine. Situated on a 500m<sup>2</sup> fully fenced allotment, there's ample room for outdoor activities without an overwhelming maintenance burden. Currently rented at \$380 per week, this property holds even greater potential with a newly signed lease at \$390 per week from September 21st until December 12th, 2023. Whether you're an investor seeking solid returns or a future homeowner looking for value and convenience, 5 Gerda Court welcomes you to explore its promising possibilities. For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,257.34 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Darling Heights State School High school state catchment: Harristown State High School