

613 Browns Plains Road, Crestmead, Qld 4132



House For Sale

Wednesday, 8 November 2023

613 Browns Plains Road, Crestmead, Qld 4132

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 720 m2

Type: House



Johan Halim
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Offer over \$570,000

Situated on a large 720sqm fenced block this weatherboard and brick highset home is located in a burgeoning region of the south-west corridor. An ideal investment and renovation opportunity, the property presents in good condition throughout and is suitable for the immediate rental market and would attract a return of circa \$500 per week. For investors and or renovators, this property could be improved easily with an exterior update including a refresh to the gardens and entrance to add value and make it more appealing to future tenants or for on-sale purposes. In addition, the concrete floors downstairs could be polished up and a new coat of paint will make this fresh and useable. With front entry gates over the driveway, the property offers a secure yard and has fences across the side access points making it safe for pets to roam. The home comprises of a traditional highset two-level layout with a roller door garage that offers tandem secure parking for two vehicles. The lower level provides ample space for a variety of purposes to suit the occupants' requirements. Be that a studio set up, simple storage solutions, a teen or kids retreat or home office. It has access to a toilet and includes the laundry as well. Upstairs has polished timber hardwood floors throughout, is decorated in neutral tones and offers split system air conditioning in the main living and dining areas. Entry is via a covered deck which is designed for alfresco seating and flows into the spacious combined lounge and meals area. A cute kitchen offers fitted storage cabinetry with Laminex benches and freestanding oven. There are three generously sized bedrooms on this level, each has roller blinds, quality paintwork and two have sliding robes for storage. The main bathroom with separate toilet is in neat order with shower, vanity, and bathtub. The main road location of the home is super convenient for catching public transport bus services locally and into the city and it is just a 5-minute drive to reach the M6 motorway for connections onto the M1. Other location highlights include:

- Walk to Burrowes or Crestmead State School
- 1.5km distance to Woolworths, ALDI and Coles supermarkets
- 15 minute drive to Grand Plaza Browns Plains
- Close to Kingston Park Raceway
- Logan Hospital
- Griffith University Logan campus

An excellent choice for convenience, rent returns and long-term land values in a region that is seeing consistent growth for property values. Call now 0437 557 410 for more details.