

**63 Fedrick Street, Boronia Heights, Qld 4124**



**House For Sale**

Thursday, 14 December 2023

63 Fedrick Street, Boronia Heights, Qld 4124

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Lynda Lim

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## FOR SALE

If you have 2 families or planning to move your family to SEQ and build another property next to yours, if you are a developer or if you are land banker, you MUST CHECK this out !! This solid brick large high set property offers dual living opportunity in 2 separate levels. Level 1: 3 Bedrooms: This level offers three bedrooms for your family. 1 Bath. 1 Separate Toilet. 1 Kitchen. 1 Open plan living. 1 Dining that leads to the good size deck (back of house). 1 Large size covered patio for you to enjoy outdoor dining. 1 Large size balcony/ verandah (front of house). Hardwood Floors throughout but currently bedrooms has carpets. Ground Floor: (2.2m) Renovated. Self-contained 2 Bedrooms: (not legal height). 2 Way Bathroom. Separate big laundry. Kitchen allowing for independent cooking and dining. Bathrooms. Laminated timber floors. Solid double brick walls staying cool in summer and warm in winter. If you are handyman, there are 2 large sheds on the backyard for your tools offering plenty of storage areas. This property offers a great potential of subdivision by cutting the block up and putting a duplex or another lowset at the backyard without having to demolish the existing house. Of course, this is Subject to Council approval (STCA) and its best to check with your Town Planner too but it certainly has its potential. Overall, this property seems ideal for two families who wish to live together yet maintain some level of independence. The separate living spaces, individual bathrooms, and separate access contribute to the convenience and privacy of each family. Additionally, the potential for subdivision means there might be future investment opportunities if the property qualifies and meets the local zoning and planning requirements. However, it's essential to conduct thorough research and consult with relevant local authorities to confirm the subdivision potential and any regulations that apply to the property. Buying, selling, or subdividing a property typically involves legal, financial, and regulatory considerations that should be carefully evaluated before making any decisions. Buy it, live it in and decide later on your options and the unlimited possibilities of what you can built on it ! Call Listing Agent now for Open Home / Inspection Times