

668 Kingsford Smith Drive, Hamilton, Qld 4007

Sold House

Wednesday, 11 October 2023

668 Kingsford Smith Drive, Hamilton, Qld 4007

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



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\$1,265,000

Introducing an impeccable residence that seamlessly blends contemporary upgrades with versatile dual living floorplan and zoned Residential B R4. This home is nestled in a highly coveted neighborhood renowned for its esteemed schools and vibrant riverside location. Step inside and envision the possibilities, with two separate levels which the owners benefited from renting out each level individually. On the lower level you have two generously sized bedrooms, open plan living and dining room and a full sized modern kitchen. All of this opens into the large covered outdoor entertaining deck that flows onto the level grassed and fully fenced backyard. On the second floor it also offers another renovated level of the house which includes three additional bedrooms, high ceilings, timber floors. The master bedroom includes an ensuite and the large kitchen and living areas open onto another covered deck, which is private and provides a nice space to relax and enjoy the Queensland lifestyle. What sets this property apart is its unique concept of smart living, offering the flexibility to reside on one level while leasing the other. The potential for endless configurations and income opportunities is truly unparalleled. As an added bonus, the property is already zoned for 5 levels, providing exceptional development potential. This is not simply a home; it is an investment in a future filled with unlimited possibilities.

Property Specifications:

- Dual living with separate entrances for each.
- Off-street parking for multiple vehicles, including a covered shade sail providing protection from the elements.
- Expansive decks off the main living areas on each level are perfect for entertaining guests.
- Impeccably modernized kitchens and bathrooms located on both levels on the home.
- A level and fenced backyard that provides a secure environment for children and pets to roam freely.
- Ceiling fans and split system air-conditioning units feature in the property.
- Located within the esteemed primary school catchments and surrounded by prestigious private schools.
- Council Rates are approximately \$2,067.80 per year.
- Currently achieving a rental return of \$875.00 per week and offers a solid investment. There is a reason they say location is everything, this property allows effortless access to Brisbane's International and Domestic Airports, Brisbane CBD, Motorways, Shops, Theatres, Restaurants, Parks, Riverwalk, City Cat Terminal, and Buses within minutes walk. Your world is right at your doorstep, and you are embraced by the heart of it all. This is not just a property; it is a prime development site waiting to be transformed into something extraordinary. Seize the moment, embrace the future, and make this property your own. The keys to your dream home and investment are ready and waiting.

Suburb Profile: Set on the edge of the city, residents can enjoy all the wonders of Hamilton, Ascot and Albion including the iconic river walk, golf club, Eat Street Markets, Portside Wharf, Dendy Cinema, Northshore Beach and pontoon and easy access to the Gateway Motorway and ICB for trips up and down the coast. Access to the airport within 10 minutes.

The Brisbane Inner City Lifestyle: The Brisbane inner city lifestyle is no longer just a place to work, as more and more Brisbanites are favoring the amenity and convenience of inner city living over a more traditional suburban lifestyle. Within the last five years, the number of people living in the inner-city suburbs has risen by an impressive 20 percent, and with world-class projects like Queens Wharf being completed and the Brisbane Olympics it's only a matter of time before Brisbane launches into the stratosphere.