

**72 Lucan Avenue, Aspley, Qld 4034**

**House For Sale**

Wednesday, 10 April 2024



72 Lucan Avenue, Aspley, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## For Sale

Tired of looking for the right property to live in or to invest in a strategic location with great potential? Your SEARCH STOPS HERE !!!!Welcome to 72 Lucan Avenue! Come and be impressed with this property located in the heart of Aspley - Perfect for owner-occupiers or investors. Sitting proudly on a gentle hill, on a wide quiet street, amongst house-proud owners in Aspley, this solid brick and tile lowset exudes charm and character. Its north-facing aspects and large windows all around the home ensure plenty of natural light and cool breezes throughout the property 24/7. The high elevation of this block positioned at 35 meters above sea level, this home provides a sense of security and tranquillities, away from noisy traffic and certainly being FREE from any flood zones. Boasting 3 bedrooms with an additional good size sunroom (easily convertible to a 4th bedroom), a 2 way bathroom, open plan kitchen, separate dining, spacious living and a separate laundry, this meticulously maintained home offers comfort and convenience at every turn. The newly painted interior of this home welcomes you with a fresh, bright and inviting ambience. Inside, the entire polished timber flooring sets the stage for elegant living. Step on the remodelled deck and unwind in the serene surroundings of the extra large and landscaped backyard - perfect for enjoying the peaceful environment of the neighbourhood. The beautifully maintained lawn offers very comfortable size play area for your kids to run around. The fully fenced yard also enables your pets to wander around while you sit at the high wooden deck for easier lookout. Potential to value add: The backyard is ideal for entertaining guests and its ideal for all your family special occasions as it has a flat backyard. It also offers opportunities to increase the capital value of this property by adding a new pool or by putting in a 1 or 2 bedroom granny flat (Subject to Council approval). You can also convert the sunroom into a 4th bedroom if you have addition to the family. This home will be perfect for you if you have a growing family or if you frequently have guests staying over. Since this property is not currently tenanted, you can buy it now and move in within 30 days. Alternatively, this property makes an excellent investment property as rental in around this area has skyrocketed. (Rental Appraisal \$750 - \$770 / week). As an owner occupier or investor, you will surely find that this property does tick all your boxes. Or for those who loves renovating, this is your chance to make it into a dual living property. 72 Lucan is strategically positioned in a quiet street with a brief walk to schools, shops, local clinics and medical centres, restaurants, and cafes. Aspley Village, Aspley Central and Aspley Hypermarket are all within walking distance. Located minutes away from Gympie Road, you can head north towards the Sunshine Coast or south towards Brisbane city with ease and convenience. Also, the proximity to local parks, Brisbane Entertainment Centre/Wetland Nudgee beach, Sandgate, and Shorncliffe foreshores will certainly offer you and your family very exciting short weekend activities and long weekend getaways to provide you with "work & lifestyle" balance!

**Property Features:**\* Wide frontage - over 17m frontage\* 3 good-sized bedrooms with air-con, ceiling fans & built in robes.\* Multipurpose Sunroom to suit your needs as the 4th bedroom, a family rumpus, nursery, home office, a study or extra storage space\* Spacious air-conditioned Living and Dining area \* Open plan kitchen with breakfast bar, stone benchtop, electric cooking, rangehood, dishwasher & plenty of storage space\* Large family bathroom with shower and bathtub complete with vanity unit and toilet.\* Second bathroom with shower and bathtub, vanity and toilet.\* Separate spacious laundry\* Very functional and practical floor plan\* Polished timber flooring \* Varnished timber deck overlooking backyard\* Large sheds\* Fully fenced \* Beautifully manicured lawn and landscaped \* Security alarm system and hard-wired Swann security cameras installed\* Ducted vacuum system\* 250L electric hot water unit

**Most Recent Refurbishment:**1. Freshly painted – all ceiling, walls, windows, door frames and doors2. Lightings – installed LED lightings and switches3. Timber flooring - Polished internal timber flooring including both front and rear decks4. Carport – repainting of ceiling, added durable coating for flooring, repaint of pillars and beams5. Bathroom – installed a new shower screen glass door with new shower head set.6. Rear deck – securing railing with wired cable 7. Full termite inspection dated 21/2/2024– results No Active Termite Found 8. Full bond cleaning 9. All external areas including eaves areas were professionally washed.

**LOCATION**Education:\* 350m to Aspley East State School\* 550m to Aspley State High\* 9.6km to Australian Catholic University Nudgee Campus\* 13km to University of Sunshine Coast Petrie CampusTransport:\* 700m to bus stop\* 1.7km to Zillmere Train Station\* Gympie Arterial Road M3 connecting to M1 Bruce HighwayShopping:\* 550m to Aspley Village Shopping Centre\* 750m to Aspley Central Shopping Centre\* 900m to Aspley Hypermarket\* 3.5 km to Chermiside Westfield Shopping CentreLeisure and Lifestyle:\* 4km to Merchant Park Aspley\* 8.3km to Brisbane Entertainment Centre and Boondall Wetland Centre\*13.4km to Nudgee BeachOthers:\* 5km to Prince Charles Hospital\* 12 km to Brisbane CBD\* 15 km to Brisbane AirportAdditional information:\* Brisbane City Council Rates. approx. \$640 per quarter\* Water and Sewerage access. approx. \$220 per quarter\* Rental Appraisal \$750-\$770 per week

**WITH SO MUCH**

POTENTIAL AND A LOCATION THAT IS SECOND TO NONE, HURRY AND DON'T MISS OUT...AGAIN !Exclusive Agents:Lynda Lim 0406 233 888 or Ronnie Lo 0433 575 330 for further enquiries.Disclaimer:Photos and furniture used here are for illustration purposes only and may not reflect the actual contents in the property. All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.-----