

8 Holland Street, Bellbird Park, Qld 4300



House For Sale

Thursday, 11 April 2024

8 Holland Street, Bellbird Park, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 394 m2

Type: House



Elliott Wicks

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Offers Over \$610,000

The Pitch: Welcome to 8 Holland Street, Bellbird Park, where modernity meets comfort in this four-bedroom family home nestled in a tranquil, leafy neighbourhood. This property presents an exceptional opportunity for discerning buyers seeking either a lucrative investment or a beloved family abode within one of Bellbird Park's most coveted estates. The intelligent layout of this residence caters to various needs, making it an attractive option for investors and families alike. The open-plan kitchen and living area form the heart of the home, providing a welcoming space for gatherings and daily living. Additionally, the inclusion of a separate media room offers added versatility, catering to larger families or those desiring extra recreational space. Architecturally, 8 Holland Street prioritizes practicality and functionality, ensuring that every aspect of the home serves a purpose while exuding style and comfort. Natural light floods the open-plan kitchen and dining area, creating an inviting ambiance that enhances the sense of space and airiness. The seamless integration between indoor and outdoor living spaces further enhances the home's appeal, with a spacious covered patio offering an ideal setting for al fresco dining and entertaining regardless of the season. Families with children will particularly appreciate the thoughtful design elements incorporated into the property, such as the separate media or family room, providing a dedicated space for relaxation and entertainment away from the main living areas. Whether you're seeking a wise investment opportunity or a cherished family residence, 8 Holland Street embodies the epitome of modern living in Bellbird Park's desirable locale.

The Details: * Four generous size bedrooms, master with ensuite and WIR * Functional kitchen with large island bench and quality appliances * Stone bench tops and quality cabinetry throughout the home * Large covered outdoor entertaining space overlooking manicured lawns * Tiled open plan kitchen & dining area plus additional carpeted media room * Split system air conditioning to living room * Ceiling fans to living room and all bedrooms * Security screens to majority of windows & doors * Separate laundry with external access * Double lock up remote garage * 2018 build, 394m² block

The Location: Conveniently situated amidst Schools & Early Learning Centres, as well as picturesque parks and nature reserves, this property proves to be an ideal haven for families with young children. Adding to its appeal is its proximity to Redbank Plains Town Square, just a stroll away, offering an array of amenities including medical facilities such as doctors and dentists, major grocery outlets like Coles, Woolworths, and Aldi, as well as diverse retail options like Target, among others. Nestled within the sought-after enclave of Bellbird Park, this residence not only benefits from the area's burgeoning growth but also presents itself as a shrewd investment opportunity. The combination of its family-centric locale and the vibrant community it resides in renders this property not only a comfortable abode but also a promising asset for long-term value.

The Investment: - Current rental market appraisal: Approximately \$570 - \$600 p/w - Currently tenanted until 10/05/2024 at \$520 per week - Council Rates: Approximately \$2,000 annually - Water Rates: Approximately \$400 quarterly

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