

# 8 Jasmine, Alexandra Hills, Qld 4161



## Sold House

Saturday, 23 September 2023

8 Jasmine, Alexandra Hills, Qld 4161

Bedrooms: 7

Bathrooms: 3

Parkings: 5

Area: 873 m2

Type: House



Bill LI

**\$955,500**

This property presents a fantastic opportunity for both immediate cash flow and substantial long-term value growth. Situated on a spacious 873m<sup>2</sup> block with excellent location, it offers an exceptional prospect for families and investors seeking space and potential. With an expansive 27.45m frontage, the property holds promise for future subdivision (subject to council approval), making it a smart investment choice.

**Prime Location:** Conveniently located with easy access to public transport, including the Birkdale and Ormiston train stations, and a bus station right outside your door. The Alexandra Shopping Centre is a short 5-minute stroll away, while the Capalaba business center is approximately a 5-minute drive. The property falls within the catchment areas of Alexandra Hills State School and Alexandra State High School, as well as being in close proximity to Wellington Point State High School, Saint Anthony's Catholic Primary School, The Sycamore School, and Ormiston College. Nearby attractions include Wellington Point beach, Moreton Bay coastline, Cleveland's waterfront, and the North Stradbroke Island-bound ferry terminal. Within a convenient 6-minute drive to the renowned Ormiston College.

**Property Features:**

- 1. Spacious Two-Storey Main House:** This residence features a total of 5 bedrooms and 2.5 bathrooms. The upper level houses 2 bedrooms and one bathroom, while the lower level comprises 3 bedrooms and 1.5 bathrooms, including a spa for ultimate relaxation. The two upstairs bedrooms offer private balconies for moments of tranquility. The sumptuous kitchen is designed to inspire culinary creativity and comes with modern amenities and a functional layout. **Air Conditioning:** Stay comfortable year-round with the convenience of air conditioning units both downstairs and upstairs, allowing you to maintain the perfect indoor climate. **Solar hot water system:** to save energy bill. The estimated rental appraisal for the main house is around \$750 per week.
- 2. Separate Modern Granny Flat:** The property features a council-approved modern granny flat comprising 2 bedrooms, 1 bathroom, and an open-plan layout encompassing the kitchen, dining, and living areas with Air conditioning, it boasts separate entry access and an independent electricity meter, council bins, providing an excellent opportunity for generating significant rental income. The estimated rental appraisal for the granny flat is \$450 per week.
- 3. Privacy and Security:** The property is equipped with a secure remote-control sliding gate and fencing surrounding the entire premises, ensuring privacy and security for you and your loved ones.
- 4. Low Maintenance Gardens:** Enjoy the beauty of landscaped gardens without the burden of high maintenance. The outdoor spaces are designed for leisure rather than labor.
- 5. Investment Potential:** With an estimated rental income of \$750 for the main house and \$450 for the granny flat, this property offers substantial long-term financial growth potential.
- 6. Vacant and ready to move in.** Don't miss out on this unique opportunity to secure a family haven with incredible investment potential.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries