

# 8 Liana Court, Regents Park, Qld 4118



## House For Sale

Monday, 3 June 2024

8 Liana Court, Regents Park, Qld 4118

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1011 m2**

**Type: House**



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**\$669,000-709,000**

Nestled in the serene neighbourhood of Regents Park, 8 Liana Court presents a rare opportunity to own a charming highset home with boundless potential. Built in the 1980s, this property exudes character and offers a comfortable living experience for families and investors alike. Upon entry, you'll be greeted by a cozy living room adorned with a classic fireplace, perfect for creating warm and inviting ambiance during chilly evenings. The spacious layout includes three bedrooms, providing ample space for relaxation and rest. Step outside onto the front landing deck or rear verandah and discover the perfect spots for enjoying your morning coffee or hosting intimate gatherings with friends and family. The backyard boasts an enticing entertaining area, ideal for outdoor barbecues and leisure activities. For car (or boat) enthusiasts, a generous 5.6m x 3.0m carport with side access ensures convenience and ample parking space for vehicles. Additionally, a lockable two-car garage provides secure storage and parking options. Downstairs, you'll find a practical laundry area, workshop, and storage space, offering versatility and functionality for your day-to-day needs. Imagine summer days spent lounging by the decked pool area, which awaits the addition of an above-ground pool to create your own private oasis. Situated on a sprawling 1011m<sup>2</sup> block, this property presents a remarkable opportunity for subdivision (subject to council approval), making it an enticing prospect for savvy investors looking to maximize returns. Rental Appraisal - \$550-580/Week Don't miss out on the chance to secure this excellent property, brimming with potential and possibilities. Whether you're an owner-occupier seeking a comfortable family home or an investor with an eye for opportunity, 8 Liana Court promises an exceptional lifestyle and lucrative investment. Schedule your inspection today and unlock the endless possibilities that await! Please be advised that the information contained in this real estate advertisement is presented to the best of our knowledge and belief. However, prospective buyers should be aware that certain aspects of the property may be subject to local council approval, regulations, or other legal requirements. Disclaimer: It is strongly recommended that buyers conduct their own thorough due diligence and investigations to confirm all details, dimensions, zoning, and any other relevant information concerning the property. Consulting with appropriate local authorities and professionals is essential to ensure that any intended use or modifications comply with current regulations and restrictions. The seller, real estate agency, and its representatives do not guarantee the accuracy or completeness of the information provided in this advertisement. Any reliance on this information is solely at the buyer's own risk. This disclaimer serves as a notification that potential changes or restrictions may exist, and it is the responsibility of the buyer to verify the accuracy of the information provided and to seek professional advice as needed. Please note that this disclaimer is not exhaustive, and prospective buyers are strongly encouraged to seek independent legal advice to fully understand any potential implications related to the property.