

# 8 Yellowood Court, Kensington Grove, Qld 4341



## House For Sale

Monday, 11 December 2023

8 Yellowood Court, Kensington Grove, Qld 4341

Bedrooms: 3

Bathrooms: 1

Area: 1 m2

Type: House



Brady Chant  
0431966045

## Offers Over \$520,000

This property offers unparalleled possibilities set back off the street in a tranquil cul-de-sac location, surrounded by quality homes and neighbours. This is an opportunity for you to live in and renovate as you go adding your own personal touch. You may wish to subdivide and turn this into a granny flat and built your dream home up the front. In this serene locale, you can enjoy the tranquillity while still being conveniently close to all amenities. The property comes with an oversized double-bay shed with power, catering to animal lovers with fenced surroundings and separate yards/pens for dogs, chickens, goats, or perhaps even a llama. With newer steel stumps, a colour bond roof, and expansive outdoor entertaining provisions, the value is outstanding. With a bit of creativity, you have the opportunity to transform this property into your dream home, complete with provisions for easy extensions. The charm of hardwood timber floors runs throughout and with a sand and re stain these floorboards could be turned into any colour you desire. As you walk in off the 40m<sup>2</sup> outdoor entertaining area you're greeted by a functional kitchen, overlooking the cosy open-plan living area, complimented by the woodburning fireplace & reverse cycle air-conditioner. Down the hall is a generously sized master bedroom with an adjoining office or third bedroom as well as a second bedroom opposite the updated bathroom with the always desirable claw foot bathtub. The property is adorned with your own dam, which brings wildlife and would be an awesome spot to play and muck around with the kids. If you seek an exceptional location, a spacious block of land, and the opportunity to imprint your personal touch, this property is a must on your list to inspect. Embrace the chance to shape a haven of comfort and style. My team & I invite you to view this gorgeous property at one of our open homes or give me a call for a private inspection. Listing agent: Brady Chant NGU Real Estate Ripley – The Kimmorley Group Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.