

**81 Ruby Street, Caboolture, Qld 4510**



**Sold House**

Thursday, 26 October 2023

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**Bedrooms: 2**

**Bathrooms: 1**

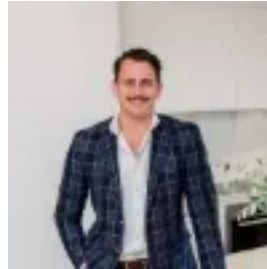
**Parkings: 2**

**Area: 816 m2**

**Type: House**



Kathy Sweeney  
0738881511



William Sweeney  
0427374117

**\$575,000**

SOLD By Kathy Sweeney - Principal of RE/MAX Living This property offers true personality and loads of space & potential for you! With incredible location having Grace Lutheran College & St Paul's Lutheran Primary school around the corner. There are parks and leafy picnic areas surrounding and only a 2-minute drive to Beerburrum road with St Peter's Catholic primary school, plenty of food options and easy access to the highway and train station. Walking through the front gate entry, you're first met with the fully fenced yard with large home frontage. This home includes side access gates leading to the spacious backyard, as well as the double lock up garage, allowing fantastic options for cars, boats and trailers. Heading up to the front entry, you're first met with the decked balcony. This space is perfect for your morning tea or coffee and enjoying the breeze. Entering the home you will notice the stunning timber flooring and exposed beams across the ceiling, creating a warm and homely feel provided by the charm and character the home has to offer. The main living area also includes a plenty of windows allowing natural light to flood the space, a ceiling fan and split system air conditioner, providing comfort on those hot QLD days and nights. This open plan space connects to the kitchen that offers endless potential. The renovating has started and is ready for you to pick up and finish with your own touch. With a gorgeous brand new island bench already installed, this space is ready to be used, however, for the keen renovator, could be completely transformed to complete your dream home. The open plan area also includes a dining space. Heading down the hall you will find the main bathroom fitted with a vanity, shower, bath tub and a separate toilet. Add your own flare to this "ready to be updated" space. Next is the expansive master room. It includes a split system air conditioner, ceiling fan and huge walk in wardrobe containing two built in wardrobes inside, room for his and hers! Bedroom 2 also includes its own split system air conditioner, ceiling fan and built in wardrobe. Downstairs provides endless opportunity and flexibility to suit all buyers. Whether you need a teenagers retreat, a huge second living/entertaining area, a home salon, a home office, or just a fantastic space for interstate family to visit, this home will suit you! It includes a bathroom with its own toilet, connecting to the double lock up garage and laundry area. Continuing outside, this opens out to the spacious outdoor entertaining area. This expansive patio is fit for holding large family events and entertaining. Overlooking your fantastic yard space, just imagine what it could be transformed into! Plenty of room to add a pool and shed on this block and still have space for the kids to run around. With some cosmetic love and updating, this fantastic character filled home could easily be completely transformed into a dream. We're looking forward to meeting the lucky new buyers who snatch up a fantastic opportunity for growth!

**Property Features:-** Renovators opportunity - 816m<sup>2</sup> block- Convenient location- Front decked balcony- Master bedrooms with ceiling fan, split system air conditioner & expansive walk in wardrobe (Currently used as an office)- Walk in wardrobe was converted from a bedroom, this could be the perfect nursery or home office area- Second bedroom including a ceiling fan, built in robe and split system air conditioner- Spacious open plan living area upstairs including a great sized lounge area, dining area and kitchen- Well equipped kitchen with a stunning new island bench and ready for love and continued renovations- With new tile splashbacks, the kitchen is ready to be used as is- Gas hot water & cooking in the kitchen- Ceiling fans throughout- Main bathroom upstairs with shower, vanity & bathtub- Separate toilet room- Expansive downstairs area fit for opportunity and ready to be used however suits- Additional downstairs bathroom area (has been gutted and ready for you to complete! Already fit with a toilet)- Huge outdoor entertaining area- Laundry area in garage- Side access- Two street access points- Fully fenced- Solar powered- Double lock up garage

Call Kathy or Will today to discuss the fantastic opportunity providing endless possibilities and potential. 0427 374 117