

**88 King Avenue, Willawong, Qld 4110**



**Other For Sale**

Thursday, 25 April 2024

88 King Avenue, Willawong, Qld 4110

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 6**

**Type: Other**



Bill Li

## For Sale

This property offers an exceptional combination of residential comfort and rural infrastructure on a single parcel (Lot 20 RP80241), complete with access to council water supply. Boasting a generous land size of 14,100 m<sup>2</sup>, the property features a spacious house comprising 6 bedrooms, 2 bathrooms, 2 toilets, multiple living areas downstairs and upstairs, as well as a double garage. Positioned approximately 16 radial kilometres southwest of Brisbane CBD, the property enjoys close proximity to Sunnybank Hills and is situated within a region experiencing substantial residential and industrial expansion. Remarkably, the property has been certified as flood-free, a finding corroborated by property.com.au, and is free from easements, rendering it an alluring investment prospect. Currently leased at \$950 per week with a dependable tenant in place, the property offers inviting living spaces, highlighted by a sizable kitchen equipped with a gas cooktop, polished floorboards, and an open-plan design that seamlessly transitions into an informal living area. Outside, the property showcases expansive decking overlooking verdant surroundings, providing an ideal setting for unwinding in the evenings or enjoying leisurely breakfasts. Additional amenities include multiple large water tanks, dual-car accommodation complemented by carports, and a barn-style shed. The spacious backyard, complete with a large chicken coop, presents opportunities for poultry farming or pet ownership. The property's ongoing expenses consist of council rates amounting to approximately \$590 per quarter and water bills totaling around \$300 per quarter. With its harmonious blend of residential convenience and rural ambiance, this property offers an appealing investment opportunity within a rapidly developing locale. Brisbane City Council has developed the plan- Lower Oxley Creek North Neighborhood Plan to manage growth in the area over the next years and beyond. Disclaimer: 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.