

# 92 RAILWAY TERRACE, Murarrie, Qld 4172



## Sold House

Wednesday, 3 April 2024

92 RAILWAY TERRACE, Murarrie, Qld 4172

Bedrooms: 6

Bathrooms: 2

Parkings: 5

Area: 607 m2

Type: House

## Contact agent

Just listed is our functionally versatile, split level, dual living home located on a breezy hillside street, south facing and slightly elevated as it stands hill side positioned above road level and gently sloping towards the front. A uniquely rare opportunity awaits an astute buyer searching for that multipurpose property which aligns to their specific needs.

PROPERTY USE OPTIONS: 1. Move In To Accommodate Large & Expanding Family. 2. Live In The Lower Level & Rent Out The Upper Level. 3. Invest In As Individual Rooming Housing (\*possible 7% ROI). Are you that soon to be home owner needing to cater for that large, extended family requiring a little extra space to stretch out. This two story, dual dwelling home with private entertainment area and resurfaced in-ground pool out front and fully fenced yard with double shed out back - could be the right fit for your family home solution. Maybe you're that potential buyer wanting to boost your loan repayments to pay off your home earlier or even lower your cost of living by renting out the 3 bed upper level with freshly painted interior and newly polished wood floors while residing in the lower level of this split level, dual living property, with ensuite, large walk in robe and private exit out to your personal patio area - may just be the answer to your affordable housing solution. Now whether you are a well seasoned property Investor veteran or a switched on startup, your due diligence will provide clarity that this property's current ability, plus key location, amenity proximity and range of transport, shows great potential and as a rooming house rental. Especially with some further renovation, anywhere from a few functional alterations through to an extensive modernisation to fully capitalise on this niche market, dual occupancy 3 + 3 bed - ideally providing both a lucrative and secure investment portfolio addition.

PRIVATE INSPECTION BOOKINGS: Make haste so not to miss the niche opportunity this multipurpose housing has to offer. Book a private inspection today.

KEY PROPERTY DETAILS: • Lot: 156 RP48068 • Type: House • Zoning: Low Res • Rates: \*\$460 per 1/4 • Land Value: \$495 k • Lower Level: 140 m<sup>2</sup> • Upper Level: 120 m<sup>2</sup> • Total Internal: 260 m<sup>2</sup> • Total External: 140 m<sup>2</sup> • Total Build: 400 m<sup>2</sup> • Land Size: 607 m<sup>2</sup> • Frontage: 24.8 m

KEY AMENITY PROXIMITY: • Bus Stop (outbound): 30 m • Bus Stop (inbound): 50 m • Railway Overpass: 50 m • Green Space: 70 m • Local Shops: 260 m • Local School: 350 m • Railway Station: 350 m • Recreational Park: 550 m • Shopping Centre: 750 m • 24hr Service Station: 1120 m • Bus Transport Hub: 1180 m • Gateway Bridge: 1300 m • CBD Direct Line: 7 km

Book a private inspection - Contact to arrange a time which suits you. Note: (\* = approximate or estimated)