

**95 Hampton St, Durack, Qld 4077**

**House For Sale**

Thursday, 7 March 2024

95 Hampton St, Durack, Qld 4077

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



Toby Chan

0411477204

## FOR SALE

Welcome to your new sanctuary in the heart of Durack! This delightful high-set family home offers the perfect blend of comfort, convenience, and potential. Nestled in the sought-after suburb of Durack, this home boasts unparalleled access to amenities. Enjoy the ease of walking distance to bus stops, parks, and esteemed schools, making it an ideal choice for families. With four spacious bedrooms and a generously sized family bathroom featuring a separate toilet, this home provides ample space for your family to thrive. The spacious living and dining area, thoughtfully separated from the tastefully designed kitchen, ensures both comfort and practicality. Abundant cupboard space adds to the convenience of daily living. The lower level of the home presents exciting opportunities. Whether you envision creating an additional living area or expanding to a two-storey residence, the possibilities are endless. The house features are:

- Spacious 698m<sup>2</sup> block with huge potential to build a Granny-flat or add entertaining space or a landscaped yard (STCA).
- 4 good sized bedrooms.
- Main bedroom with split air-conditioning.
- Renovated bathroom.
- Separate toilet.
- Welcoming spacious living & dining area with split system air-conditioning.
- Modern kitchen with stainless steel appliances including a dishwasher & plenty of cupboard/storage space.
- 5kw solar panel system with 22 pigeon proofed panels.
- Repainted roof.
- Piped gas cooking.
- Large laundry.
- Front balcony.
- Crim safe main door and fly screens throughout.
- Quality timber floors throughout the house.
- 5000L water tank.
- Large garden shed.
- Compliant smoke detectors.
- Double driveway.
- Tandem parking underneath with roller door.
- Double gate on one side with plenty of room for trailer, boat or caravan.
- 3x3 entertainment deck with gazebo in the back yard.
- Large storage space or potential living underneath home.
- Fully concreted basement with house on concrete stumps and can be lifted to two-storey if required.
- Great street, fenced yard, family friendly, vibrant & multicultural community.
- Close to schools, shops, medical facilities, large parks and public transport.

**Additional Information:** Rates and Utilities: Brisbane City Council Rates approx. \$450 per quarter. Queensland Urban Utilities approx. \$210 per quarter. (subject to usage) Rental Potential: Estimated rental income of approximately \$600-\$650 per week makes this an appealing investment opportunity. Currently tenanted until 14th August 2024. Paying \$580 per week. Please do not miss this incredible opportunity! Contact Toby Chan today on 0411 477 204 to schedule a viewing and unlock the potential of this incredible family home. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please note photos are indicative and are for marketing purposes only. Property Code: 1402