

10 Camellia Court, Darling Heights, Qld 4350



House For Sale

Tuesday, 25 June 2024

10 Camellia Court, Darling Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1038 m2

Type: House



Scott Couper
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John Rizqallah
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\$689,000+

Discover the perfect blend of comfort and space in this expansive 1990s low-set brick home, situated on a generous 1038m² block. This delightful property features four bedrooms and two well-appointed bathrooms, making it an ideal option for your family. Step inside to find a large main living area, complete with a cozy wood fireplace that promises warm, memorable family gatherings. The entire house is equipped with reverse-cycle air conditioners, ensuring year-round comfort for everyone. Need more space? The second living area at the back offers incredible flexibility. Whether you envision it as a spacious family room or a potential granny flat, this area is brimming with possibilities. The home boasts a large double garage attached to the main structure, plus an additional double-bay shed on the side for all your storage and hobby needs. Extra storage sheds at the rear provide even more space to keep your belongings organized and secure. Don't miss out on this fantastic opportunity to own a versatile and comfortable family home with ample space and storage options. Come and see for yourself why this property is the perfect place to call home. Extra features: - Double brick construction, you will just love how cool the house is in summer, & how warm it is in winter. - Galley-style kitchen with plenty of cupboard space & bonus water connection for fridge & huge walk-in pantry which could be converted into extra storage - Double garage (both automatic doors) with internal access to house & rear yard - Large Paved Patio area perfect for family get-togethers - Large 8x6 Ranbuild shed with single wide auto door, large access door & vehicle access from the right side of property plus bonus extra storage sheds at the rear - 10,000 Ltr Rainwater tank with pump (included) - Wool Insulated Ceiling - Natural Gas to the house for Instant water heating, cooking in the kitchen & point for gas heater. - Fibre NBN connection - Interconnected smoke alarms throughout the house - Large front yard ideal for extra vehicles, trailers, boats etc - Gates on both sides of the house ideal for children & animals - Gross land rates \$1,583.55 & water \$350.32 (consumption extra) both per 6mth period With a stone's throw from Darling Heights State School, the University & the Japanese Gardens you will just love what this location offers you. The property is currently leased until the 3rd of October 2024 but the tenants are not intending to continue this lease and are potentially open to an earlier date making it an option for more investors, owner occupiers including a first home buyer who can collect the rent initially & then move in within 6mths to qualify for the first home buyers grant. Our office has rent appraised this property at \$560 per week (current lease is \$450) We have a planned open house for this coming Saturday (to reduce impact on tenants) so no private inspections planned for during the week. There is a full walk-through video available on request. If the property is not sold after first weekend further open houses will be planned. Call Scott or John if you would like further information.