

# 15 View Road, Enoggera, Qld 4051



## House For Sale

Thursday, 7 March 2024

15 View Road, Enoggera, Qld 4051

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 4**

**Area: 905 m2**

**Type: House**



Quy Early

0420988751

## Best Offers

This huge 8 Bedroom + study residence on a 905m<sup>2</sup> level block is ready for a new owner. 15 View Road is currently leased as dual occupancy and has fantastic entertainment areas plus an in-ground swimming pool. It's an easy bus ride or drive to the city and the property is close to all shops, public transport and restaurants. Built in 1971, this north westerly facing home offers:

**TENANCY 15A upstairs** is leased at \$575 per week until 11 November 2024  
**UPSTAIRS:**- Beds 1 and 2 with built-in-robos and shared ensuite- Bedroom 3 with built-in-robe- Bedroom 4/study with built-in-robe- Bathroom 2 with separate toilet- 2 bathrooms (Connecting bedroom 1 and 2 + main bathroom with separate toilet)- Spacious kitchen with good bench and plenty cupboard space- Separate meals/dining- Large lounge room- Spacious deck with plenty of room- Side access to the backyard There are both INTERNAL and EXTERNAL stairs.

**DOWNSTAIRS:**TENANCY 15B (downstairs) is leased at \$525 per week until 15 July 2024- Bedroom 1- Bedrooms 2, 3 and 4 with built-in-robos- Living area/bedroom 5 with external access- 5 Bedrooms with built-in-robos- 3rd Bathroom with bathtub- Kitchen with good bench top and cook top- One big living and meals area- Large laundry area- Additional Store Room- Double lock up garage 6m x 6m

The house is finished off with: + Swimming Pool+ Pool Table+ Air Conditioning+ Big outdoor entertainment area+ Screen doors and windows+ Perimeter fencing+ Shed+ Double lock-up garage

**INVESTOR'S CORNER**+ Built in 1971+ No easements+ 15A (upstairs) is leased at \$575 per week until 11 November 2024+ 15B (downstairs) is leased at \$525 per week until 15 July 2024+ Total rent income = \$1,100 per week+ Brisbane Council rates \$930 per quarter + water usage

**SCHOOL CATCHMENT ZONES** for Everton Park State High School and Oakleigh State School. Additional schools are Newmarket State School, Enoggera State School, Our Lady of the Assumption School and Hillbrook Anglican School.

**PUBLIC TRANSPORT** - only 350m to bus route #350 this will take you straight to Brisbane City- only 259m to bus route #372 then transfer to bus route #555. This route will take you to Hyperdome Shopping Centre.- Enoggera Train Station is only 900m away.- Gaythorne Station and Alderley Station are less than 2km away.

**SHOPS & SERVICES** - Coles Supermarket, Woolworths, ALDI are 2kms away.- Local restaurants, shopping and coffee shops are less 1kms away.

From all of us at Q Realty we wish you every success in your search for your home. If you would like more detail on this home or to discuss one of the many other properties we have available please call or email us today.

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