

18 Ulster Drive, Bellmere, Qld 4510



House For Sale

Monday, 8 July 2024

18 Ulster Drive, Bellmere, Qld 4510

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1449 m2

Type: House



Josh Micallef

0732630600

FOR SALE

Josh Micallef from Ray White One Group is proud to present this lowset beauty nestled in a quiet estate in Brisbane's North. Seize the opportunity to nest or invest in this well maintained low-set brick and tile home located in the inner dress circle of Bellmere with the potential for development of a second dwelling. The property has a current development permit for subdivision: 1 into 2 lots with the Moreton Bay Regional Council. Situated on an enormous 1,449 sqm block, the property is positioned only minutes from schools, shops and local parks. The property has been tastefully renovated with both families and discerning investors in mind, offering a low-maintenance residence in an exceptional location with numerous appealing features. Together with its solid build and abundant features, its living and expansive outdoor areas make the property the ideal home for those in need of extensive space without compromising on the convenience of living close to everything. The property provides all the elements of a comfortably designed family home. Its 2 living areas are positioned separately, allowing privacy within the residences' footprint. At a glance, the property consists of 3 generous sized bedrooms, 1 bathroom, 2 car accommodation as well as a large entertainment area. Tiled through-out with carpeted lounge room and study combined, as well as the bedrooms; the kitchen is complete ample benchtop space, cabinetry and up-to-date appliances. The bedrooms are inclusive with built-in wardrobes with the two main bedrooms inclusive with air-conditioners. The outdoor amenities include a fully fenced and paved patio area attached to the car accommodation adjacent to the greenery space available. The property is inclusive of a secondary block in the rear, accessible from a driveway on the side of the property with a total size of 821 square metres. It is currently vacant with a 3 bay shed inclusive with power and water supply. The property currently fully fenced, giving total privacy between both lots, should the new owner decide to utilise the property to its development potential. In summary, the property consists of the following features: - 3 generous sized bedrooms; 2 mains inclusive with air-conditioning and built-in wardrobes - Large lounge and combined study; air-conditioned - 2 spacious living areas - Large kitchen with up-to-date appliances, ample cupboard storage and bench space - Tiled through-out with carpeted lounge and bedrooms - Large 9.8m x 5m covered entertainment/patio area - Generous sized laundry with ample storage - Side access to secondary block - 9m x 6m 3 bay shed with power and water - 2x fully fenced blocks - Current development permit for subdivision: 1 into 2 lots - Plenty of off-street parking This property is an excellent opportunity for those in the trade industry of those requiring substantial storage without sacrificing the main living area's space of the front block. It is ideal for a family with planning for the future, offering ample room to build a second dwelling for extended family members. With eatery and shopping amenities, childcare, primary, secondary and tertiary educational facilities as well as medical and retail outlets all within walking distance as well as a 4-kilometre (5-10 minute) drive as well as fantastic connectivity between arterial roads, you could argue the property's location is prime real estate. Be sure to register your interest today! *Currently leased till the end of August *Current leased for \$520 per week; current rental appraisal valued at \$650 per week