

**21 Treeby Street, Tingalpa, Qld 4173**

**Eagle** real estate

**House For Sale**

Thursday, 11 July 2024

21 Treeby Street, Tingalpa, Qld 4173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 612 m2**

**Type: House**



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## Offers over \$990,000

Located in a quiet street, this 3 bedroom home presents an ideal opportunity to renovate, rebuild or subdivide (subject to Council approval). Approximate land dimensions: The 612m<sup>2</sup> property boasts a 20m frontage and 30m depth. Development zone: Low Density Residential

The living area is bordered by sliding doors to outdoor decks. The glass doors provide plenty of natural light. A functional kitchen includes a gas stove and cleverly designed storage. A 24m<sup>2</sup> rear deck is covered and ideal for entertaining. The deck has ramp access. A large shed in the back yard includes 2 remote controlled roller doors. Approximate house dimensions: Interior: 77m<sup>2</sup> Outdoor decks: 33m<sup>2</sup> Rear shed: 34m<sup>2</sup> (5.9m x 5.9m) Front car port: 33m<sup>2</sup> (5.9m wide x 5.6m long)

Capitalise on the increasing demand for modern housing in this thriving Tingalpa community. Convenient location- 300m to Tingalpa State School- 300m to Twin Parks Shopping Centre- 400m to Kianawah Park- 500m to public transport along Wynnum Road- 1.2km to access the Gateway Motorway- 1.9km to Belmont Road Shopping Village - 12km (14 minute drive) to Brisbane airport- 15km to Brisbane City

Other features: - Split system air conditioning- Built in wardrobe in the main bedroom- Security grills on doors and windows- Second toilet in the laundry area

Call Eagle Real Estate to inspect on 3394 1077 or 0439 781 640.