

22 Eridani Avenue, Kingston, QLD, 4114



House For Sale

Tuesday, 3 September 2024

22 Eridani Avenue, Kingston, QLD, 4114

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Time Sensitive Sale - ACT NOW!

The owners instructions are very clear - find a buyer!

If you're looking for a spacious family residence to accommodate the whole family or a bankable investment packed with potential then look no further!

It's not everyday that a property like this one becomes available.

Dual living property, large block of land, room for a pool out the back (STCA) and Eridani Park Playground situated opposite.

Enjoy the large 808sqm fully fenced block with potential for side access by simply re-configuring a fence.

With an large 38 panel solar set up on the roof - power bills will be a thing of the past.

Some of the many features are:

Ground Floor:

- Separate living and dining areas - room to move
- Self contained kitchen with electric cook top - perfect for cooking up a storm
- One large bedroom - the perfect place to rest
- Bathroom featuring shower and toilet - privacy assured
- Disability friendly with some inexpensive modifications - endless options

Second Floor:

- Timber floors throughout - easy to maintain
- Carpets to Bedrooms - adding comfort
- Generous living and dining areas with air conditioning - comfort year round
- Security Screens throughout - peace of mind
- Quality kitchen with 5 burner gas cook top - makes cooking a breeze
- Builtin Dishwasher - makes clean up easy
- Three good sized bedrooms - master with built in robe
- Renovated bathroom with separate bath tub - great for the kids

LOCATION HIGHLIGHTS:

Walking distance to Kingston State School! (catchment)

Walking distance to Kingston Train Station!

A short drive to:

Gould Adams Park

Kingston State College (catchment)

Logan City Centre

Logan Central Plaza

Logan Central Bus Station

TAFE Loganlea

Logan Hyperdome

Grand Plaza & Bus Station

Logan Hospital

Why invest in Kingston?

Families will love the esteemed school and plenty of shopping centers with a variety of retail, medical and leisure precincts. Local commutes or exploring the Brisbane CBD is effortlessly convenient with Kingston Train Station and Logan Central Bus Stop minutes away! There are many parks and sporting fields including Gould Adams Park and many

more! If you're looking for an affordable suburb with community spirit, rapidly growing amenities and close proximity to Brisbane CBD, this is it!

By the request of the owners, there will be no private inspections.
Inspection is by attending one of our friendly Open Homes.

Offers invited prior to auction. Auction to be held on site @ 2pm 5th October 2024.

'This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.'

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