

# 23 Highbury Street, Acacia Ridge, Qld 4110



## House For Sale

Wednesday, 26 June 2024

23 Highbury Street, Acacia Ridge, Qld 4110

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



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## Auction

On Site Auction Saturday 20th July 1pm - 23 Highbury Street, Acacia Ridge Nestled in the vibrant and ever-expanding suburb of Acacia Ridge, this lowset property offers an exciting opportunity for renovators and savvy investors. Its spacious 630m<sup>2</sup> block and prime corner location provide great street appeal and endless possibilities. The house welcomes you with a front veranda that leads into an L-shaped lounge and dining area, adorned with timber floors and equipped with air conditioning. Adjacent is the spacious kitchen, which offers ample storage space. This property features three generously sized bedrooms, serviced by a renovated bathroom with a separate toilet. Outside, the back deck provides a perfect space for relaxation and gatherings, overlooking the expansive backyard. For added convenience, this property offers a large laundry area, a carport with space for two cars, solar hot water, and a water tank. Conveniently located in the thriving Acacia Ridge area, this home is close to schools, parks, shopping centres, and major transport links. It is an only short distance to Acacia Marketplace, IGA Acacia Ridge, Elizabeth St. Shopping Centre, and Bunnings Acacia Ridge. Additionally, the property is less than a 10-minute walk to Arthur Postle Park, C.A. O'Sullivan Park, Iceworld Olympic Ice Rinks, and Mortimer Road Park, perfect for entertaining the whole family. The property is also near TAFE Queensland Acacia Ridge Campus and within the catchment area for Acacia Ridge State School and Sunnybank State High School. With the suburb continually expanding, this property promises great potential for capital growth and rental demand. At a glance:

- Exciting opportunity for renovators and savvy investors.
- Spacious 630m<sup>2</sup> block on prime corner location.
- Front veranda.
- L-shaped lounge and dining area, with timber floors and equipped with air conditioning.
- Spacious kitchen, with ample of storage space.
- Three generously sized bedrooms
- Renovated bathroom with a separate toilet.
- Back deck provides a perfect space for relaxation and gatherings, overlooking the expansive backyard.
- Ample laundry area.
- Double carport
- Solar hot water and a water tank.
- Only short distance to Acacia Marketplace, IGA Acacia Ridge, Elizabeth St. Shopping Centre, and Bunnings Acacia Ridge.
- Less than a 10-minute walk to Arthur Postle Park, C.A. O'Sullivan Park, Iceworld Olympic Ice Rinks, and Mortimer Road Park, perfect for entertaining the whole family.
- The property is also near TAFE Queensland Acacia Ridge Campus and within the catchment area for Acacia Ridge State School and Sunnybank State High School.

Disclaimer: This property is being sold via auction or without a specified price, and as such, a price guide cannot be provided. The property may have been categorized into a price bracket on the website for functionality purposes. Disclaimer: While we have taken every effort to ensure the accuracy of the information provided in this advertisement, we do not accept any responsibility or liability for errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are encouraged to conduct their own inquiries to verify the information presented in this advertisement.