

**24 Sportsground St, Redcliffe, QLD, 4020**



**House For Sale**

Friday, 16 August 2024

24 Sportsground St, Redcliffe, QLD, 4020

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Glenn Hobbs

0401231272

## Investor Special with Granny Flat Potential

This charming abode is strategically positioned close to all major hot spots such as Scarborough Boat Harbour, Redcliffe Leagues Club & Kayo Stadium, Redcliffe CBD/Jetty Waterfront with its alluring shops & restaurants.

All major amenities are conveniently close by such as Dolphins Coles Centre, Peninsula Fair Shopping Centre, Kippa Ring Train Station, schools, TAFE and a fishing & boating extravaganza in multiple directions along the popular Redcliffe Peninsula coastline.

On offer is a lifestyle location second to none within the Moreton Bay Region, making the site a shrewd investment haven with enormous capital growth potential & rental yield potential.

Its second dwelling/Granny Flat potential at rear (Subject to Council approval) is a major boost to the site value and allows this long term rental property to be 'land banked' while you explore your choices about whether to build sooner or later.

Be captivated by this valuable property as you walk up the concrete driveway past the private front patio entrance & discover the many internal features such as the 'renovated finish' of the air conditioned, open plan living space which flows into the well-appointed modern kitchen.

Nearby is the centrally located refurbished bathroom with its stylish & easy to clean all tile look.

The cosy bedroom spaces provide a private & comfortable retreat at the end of a busy day.

The best is left to last with the rear covered entertainment hideaway for either a quiet space to enjoy a cuppa or entertain friends & family. This overlooks a massive expanse where kids & pets can play in the back yard while being watched from the pergola area.

A great addition to your investment portfolio or great family home with room to expand should you have time to wait for the lease expiry.

Seize this golden opportunity to secure a foothold in such a much sought after area.

### Features:

- \* Big 688m<sup>2</sup> block with room for Granny Flat or swimming pool at the rear (STCA)
- \* Fully fenced with plenty of room in back yard for kids & pets
- \* 2 good sized bedrooms
- \* Extra utility room with internal & external access
- \* Open plan living/dining room connects to kitchen with renovated finish and timber look flooring
- \* Appealing well-appointed kitchen with modern appliances, renovated finish
- \* Functional bathroom with renovated finish
- \* Separate toilet
- \* Rear laundry facilities
- \* Rear expansive covered entertainment space
- \* Garden shed
- \* Plenty of off-street parking, concrete driveway

### SECOND DWELLING - SUBJECT TO COUNCIL APPROVAL

Granny Flat potential - Design Concept Plan available on request from agent.

All prospective buyers must conduct their own due diligence with regards to the concept drawing with the relevant authorities.

Buy & build now with DA Or land bank & build later.

Either way, this is an economical way to build potential Capital Growth & also add potential Rental Income value to make it a potential high yield site.

Option 1: Both dwellings rented out as an income stream

Option 2: Live in one dwelling & rent out the other as an income stream

#### EXTRAS

\* Air conditioning

#### RENTAL INCOME:

\* \$465 WK

\* Fixed Lease expires 20/02/2025

#### LOCATION

\* Schools 850m - 3Km

\* TAFE: 750m

\* Bus: 300m

\* Train/ Kippa Ring: 3.3Km

\* Houghton Hwy Bridge/Exit to Brisbane Airport: 6.3Km

\* Clontarf Beach/Pelican Park Boat Ramp: 6.1Km

\* Woody Point Jetty/Woody Point Village CBD: 5.4Km

\* Sutton Beach/ Margate Beach CBD: 2.6Km

\* Redcliffe CBD Waterfront/Alfresco Dining Precinct/Jetty 1.6Km

\* Dolphins Leagues Club: 1.5Km

\* Kippa Ring/ Peninsula Fair Shopping Centre: 2.9Km

\* Newport: 2.8Km

\* Scarborough Boat Harbour: 3.5Km

\* Scarborough Beach CBD: 3.1Km

\* North Lakes Shopping Precinct: 11.5Km

\* Brisbane Airport: 29.5Km

\* Brisbane City CBD: 39Km

\*\*Internal photos are indicative only\*\*