

**31 Ariel Avenue, Kingston, QLD, 4114**



**House For Sale**

Friday, 16 August 2024

31 Ariel Avenue, Kingston, QLD, 4114

**Bedrooms: 3**

**Bathrooms: 4**

**Type: House**



Perry Lalka

0733860011

## CONTEMPORARY DUAL LIVING + SUBDIVISION POTENTIAL!!!

Welcome to this extraordinary dual living property-a stunning 3 bedroom, 4-bathroom, 3 multi-purpose room home that offers unparalleled flexibility and comfort for modern families or investors. Nestled in a vibrant community, this residence seamlessly combines style, functionality, and convenience.

The interior of the home is a flawless fusion of modern living and charm. The thoughtful design sprawls across two floors, where finishes of the highest quality meet you at every turn, and views of the leafy surrounds seep in every window. No expense has been spared in the renovations of this home, both ensuite and master bathrooms are stylish with floor to ceiling tiles, glass shower cubicles and free-standing baths. Downstairs is brimming with opportunity, currently home to a multi-purpose room with an ensuite and 2 additional multi-purpose rooms that offer the perfect opportunity for dual living. This extra space will appeal to those buyers looking for room to satisfy a growing family or to just enjoy having a quiet and spacious area for your hobbies, whatever best accommodates to your lifestyle!

Upstairs features:

3 bedrooms with built-ins

Master with ensuite.

Main bathroom with bath and shower.

Open plan lounge/kitchen/dining.

Airconditioning.

Front and rear entertaining areas.

Security screens.

Downstairs features:

3 rooms with built-ins, 1 room with its own bathroom.

Main bathroom with bath and shower.

Modern open plan lounge/kitchen/dining.

Airconditioning.

Front and rear entertaining area's.

Fully tiled.

Security screens.

This allotment is a rare gem covering 1040sqm, currently fenced into 2 lots with a pending DA approval.

For the Investors

A stress-free addition to your portfolio

Oozes appeal to quality tenants

In an area tipped for substantial growth over forthcoming years

Rental appraisal of \$1,000 - \$1,100 per week.

Whether you're looking for a home with separate living quarters for family members, a dual-income investment property, or simply a spacious residence with flexibility, this property has it all.