

38 Alice St, Kingston, QLD, 4114

Harcourts property
centre

House For Sale

Friday, 16 August 2024

38 Alice St, Kingston, QLD, 4114

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House

Double up with 2 dwellings on a corner block

Discover the ideal investment property at 38 Alice Street, featuring a highset house and a near-new granny flat, perfectly positioned on a prime corner block. The main house offers an inviting open-plan living and dining area, equipped with air-conditioning for year-round comfort. The kitchen is a cook's delight, with an electric cooktop, oven, and plenty of storage. The home has three well-sized bedrooms, one featuring a built-in wardrobe and another with a ceiling fan. The bathroom is thoughtfully designed with a shower cubicle, laundry, and a separate w/c. Downstairs, there's ample storage space, however, offers legal height perfect for the potential to convert into a dual-living arrangement, adding even more value to this property.

Located adjacent to the main house at 38a Alice Street is a modern granny flat, less than two years old, constructed by Superior Granny Flat. This contemporary space is designed with practicality in mind, boasting a carpeted open-plan living and dining area with air-conditioning and stylish downlights throughout. The kitchen is well-appointed with an electric cooktop, oven, and sufficient storage. Two bedrooms feature built-in wardrobes, and the bathroom includes a shower cubicle, w/c, and laundry. Both units are currently tenanted with long-term tenants expressing their desire to stay, making this an excellent investment with immediate returns.

Property feature:

38 Alice Street

Open space living and dining area with air-conditioning
Kitchen with electric cooktop, oven and ample storage
3 bedrooms, 1 with built-in, 1 with ceiling fan
Bathroom with shower cubicle and laundry
Separate w/c
Storage space downstairs with potential to make it dual living

38a Alice Street

Under 2-year-old granny flat with downlights throughout built by Superior Granny Flat
Carpeted open space living and dining area with air-conditioning
Kitchen with electric cooktop, oven and storage space
2 bedrooms with built-ins
Bathroom with shower cubicle, w/c and laundry

Useful information:

Video walk-through is available upon request
Building and pest report is available upon request
Logan City Council rate: approximately \$1350 per quarter

Tenants are currently paying:

38 Alice St. - \$430 till 10/03/25
38a Alice St. - \$385 till 03/03/25

Current market rental appraisal:

38 Alice St. - \$500 - \$530
38a Alice St. - \$450 - \$475

Ensure to attend the open home to avoid disappointments!

Location:

Veryan Park - 0.5km

Groves Christian College - 3.4km
Kingston State School - 2.4km
Kingston State College - 3.1km
Woodridge State High School - 3.2km
Berrinba East State School - 3.1km
Coles Logan Central - 1 km
Woolworths Logan Central - 1km

Disclaimer:

All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.