

# 4 Skyline Drive, Kingston, Qld 4114



## House For Sale

Sunday, 23 June 2024

4 Skyline Drive, Kingston, Qld 4114

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 617 m2**

**Type: House**



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## All Offers This Sat

Set on a block size of 617m<sup>2</sup>, this property offers enormous potential for dual living as it includes two separate, private dwellings. The main home at the front has 3x bedrooms and 1x bathroom, while the 2nd auxiliary dwelling has 2x bedrooms and 2x bathrooms. The 2nd dwelling is also a "twin setup", meaning a separate bedroom, bathroom and kitchenette scenario - times two - is available simply with the close of a door plus 2 separate front door entrances as well. Your living and/or investment options are endless, including easing living expenses with rental income. Live in the main home and rent out the second, live in the 2nd dwelling and rent out the main home, or rent out both. Privacy fencing between the two and separate side access is also a plus, as is the parking - there is street parking as well as room for 2 to 4 cars in front of the main house and 2 cars in tandem leading to the 2nd dwelling. In terms of potential rental income, the main home could offer over \$400 per week, and the 7-years-new "granny flat" over \$450 a week. This unique scenario is essentially offering two homes for the price of one! Its location is also amazing - walking distance from Kingston State School and close to other schools, and minutes from Kingston Palms Shopping Centre and Bega Park with its playground and off-leash dog area. MAIN HOUSE: Boasts beautifully polished timber floors throughout, and an open plan living and dining area. The kitchen has an electric cooktop and lots of bench space and storage. The three sizeable bedrooms feature ceiling fans, and a bathroom, separate laundry and under-house storage complete the main home. AUXILIARY DWELLING: The 2nd dwelling is 7-years-new and is in a private, fenced-off area at the back of the property. It features 2x bedrooms, 2x bathrooms, 2x living/dining areas and a kitchen and kitchenette that, with the close of a door, transforms to two separate "homes". If not used for tenants, it would be ideal for extended family, or could be transformed into a teenager or guest retreat. Location-wise, it is a short walk to Kingston State School and close to childcare centres and Groves Christian College and Kingston State College. Shopping is also nearby at Kingston Palms Shopping Centre and Queens Road Shopping Village. Bega Park is only minutes away for a picnic or dog walk, and if you work in the CBD, Kingston train station is also close, offering a ride to the city in under 30 minutes. PROPERTY FEATURES: + 617m<sup>2</sup> block size + Dual living potential with two separate, private dwellings + Possible rental income - main home \$400+/week, auxiliary dwelling \$450+/week + Main home: 3x bedrooms, 1x bathroom, open plan living/dining, kitchen, laundry, toilet + Auxiliary dwelling: 2x bedrooms, 2x bathrooms, 2x living/dining areas, kitchen and kitchenette + Under-house storage, shed at the back + Walk to Kingston State School + Close to childcare centres and Groves Christian College and Kingston State College + Minutes from Kingston Palms Shopping Centre and Queens Road Shopping Village + Under 30 minutes to the CBD via train from Kingston train station. 2 homes in 1, double the income, double the living arrangements, properties with great upside and good value like these are popular and will be snapped up if you wait. Come to the open home this Sat and make your offer to avoid missing out. Hurry! Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Ray White Springwood & Shailer Park by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy.