

**44 Berrigan Street, Inala, QLD, 4077**

**House For Sale**

Thursday, 1 August 2024

44 Berrigan Street, Inala, QLD, 4077

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Toby Chan

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## Discover Your Future in This Remarkable Family Home!

Are you looking for the perfect family home, a prime investment opportunity, or a space to fulfill your entrepreneurial dreams? Look no further! This solid, well-kept property in the highly coveted Inala neighbourhood is bursting with potential and history, ready for you to create your own cherished memories.

This cherished family home has been filled with treasured memories for its current owners and is now ready to begin a new chapter. Properties in this sought-after Inala address rarely hit the market, making this a unique chance to own a piece of history.

The 6 x 6m garage offers ample space for your vehicles/workshop with additional room on the long driveway for two more vehicles parking. Situated on a spacious and usable 688 sqm plot, this property provides plenty of room for outdoor activities and future expansions. The serene front yard and well-maintained backyard create a natural haven, perfect for hosting friends and family all year-round.

This property offers limitless possibilities for customization. Whether you want to add a granny flat, expand your entertaining space or swimming pool (subject to council approval), the options are endless.

This charming home, brimming with character, is conveniently located near esteemed schools, local shops, sporting fields, doctors, a golf course, childcare facilities, a shopping precinct, and public transport. Inala Civic Centre, Richlands Train Station, and Oxley shopping plaza are just a short drive away.

### Key Features:

- Sturdy construction home.
- Spacious 688m<sup>2</sup> block with potential for extensions or a granny flat (STCA).
- 6 x 6m powered double lock-up garage/workshop.
- Two very spacious bedrooms, both with wardrobes, master with air-conditioning.
- Abundant natural light and cool breezes throughout.
- Family bathroom.
- Functional kitchen with ample storage.
- Welcoming front lounge with air-conditioning.
- Fully secure yard for children and pets to play safely.
- Solar panels.
- Water tank.
- Security screens and doors throughout.
- Separate laundry with storage space.
- Long driveway for multiple vehicles parking.

- Proximity to public transport and major highways.
- Walking distance to local shops, sporting fields, and medical facilities.
- Beautifully maintained gardens.
- Family-friendly neighbourhood.
- And much more...

Whether you're a first-time buyer, a young family, or a savvy investor looking to expand your portfolio, this is the ideal home for you.

Additional Information:

Rates and Utilities: Brisbane City Council Rates approx. \$332 per quarter.

Rental Potential: Estimated rental income of approximately \$500-\$550 per week makes this an appealing investment opportunity.

Please do not miss this incredible opportunity! Contact Toby Chan today on 0411 477 204 or E: [tobychan@oneagency.com.au](mailto:tobychan@oneagency.com.au) today to schedule a viewing and unlock the potential of this incredible family home.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any 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. Please note photos are indicative and are for marketing purposes only.

Property Code: 1488