

9 Hyslop Street, Moorooka, Qld 4105

House For Sale

Saturday, 29 June 2024



9 Hyslop Street, Moorooka, Qld 4105

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 655 m2

Type: House



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## FOR SALE

Tired of looking for the right property to live in or to invest in a strategic location with great potential? Your SEARCH STOPS HERE !!!! Welcome to 9 Hyslop St Moorooka! Come and be impressed with this property located in the heart of Moorooka - Perfect for owner-occupiers or investors. Nestled in a quiet cul-de-sac among house-proud owners, this high-set dwelling exudes charm and character. The wide 17m frontage spans across a round corner, with large windows ensuring plenty of natural light and cool breezes throughout the home. Located in a well-established, tree-lined pocket, and in proximity to Brisbane CBD, this home offers tranquility away from noisy traffic and substantial potential for capital growth. Entering through the remote rolling gate, you'll notice the freshly painted exterior, including claddings, eaves, decks, and fences. The extra-large carport, with its impressive over 3-meter-high ceiling, accommodates up to 4 cars, making it feasible for parking a caravan or yacht. Step onto the front deck and unwind in the serene surroundings, perfect for enjoying the peaceful environment of the neighbourhood. This meticulously maintained home boasts 3 bedrooms, an open-plan kitchen, and a spacious air-conditioned living and dining area. Inside, the polished timber flooring sets the stage for elegant living. A door next to the kitchen leads to a separate toilet and the balcony overlooking the extra-large, landscaped backyard with happy harvesting garden beds. You may be glad to see the substantial improvements on the ground floor. All features are near new which include with multi-purpose room, bathroom, extra living and dining area, electric kitchen, ceramic tile flooring all through and lots of space for storage. The layout was revamped by existing owner in a way that will fit a family run home kitchen business. Subject to approval of council, it can be used as other home business/office that you may think fit (STCA). Alternatively, you may consider using it as an extra living or separate retreat for the family members. Walking out from the kitchen is the patio which is ideal for an outdoor tea break to enjoy the nice fruit garden. Lovely fruit trees are planted in the spacious backyard which include dragon fruit, jack fruit, sugar cane and etc. Concrete foot paths were built to facilitate easy navigation to garden beds. Retaining walls and gutters were also built to ensure proper drainage and soil support. Potential to value add: The gently sloping backyard can be easily converted to an entertaining area for guests and family special occasions or a children playground. It also offers opportunities to increase the capital value of this property by adding a new pool or by putting in a granny flat (STCA). This property offers versatile living options and opportunities for extra income streams:

1. Move in and enjoy the property with separation for the family possible.
2. Move into the upper floor and rent out the ground floor.
3. Live on the upper floor and run a home business on the ground floor (STCA).

Situated in the heart of Moorooka, there is easy access to public transportation and major highways, commuting to the Brisbane CBD, only 8km away, is a breeze. Located minutes away from Beaudesert Road, you can easily reach the Ipswich Motorway, Pacific Motorway, Clem Jones Tunnel, Sunshine Coast, Brisbane City, and Gold Coast. Proximity to local parks, reserves, sports clubs, and the Moorooka Central Precinct offers exciting weekend activities and long weekend getaways, providing a perfect work-life balance for you and your family.

**Property Features:**

- \* Wide frontage - 17m frontage on cul-de-sac
- \* Newly painted high set dwelling with decks to enjoy serene surroundings
- \* Fully fenced property with Remote roller gate at door front and garden beds on backyard
- \* High Ceiling carport with flexibility to accommodate multiple cars, caravan and yacht.

**Ground Floor:**

- \* Open plan electric kitchen with spacious living and dining area,
- \* Multipurpose room which can be served as family rumpus, nursery, home office, a study or extra storage space
- \* Second bathroom with shower, vanity and toilet.
- \* Outdoor spacious laundry outdoor
- \* Titled patio
- \* Solar Panel 4.9kw
- \* Heat pump hot water unit

**First Floor:**

- \* 3 good-sized bedrooms with ceiling fans & built in robes.
- \* Open plan kitchen with electric cooking, rangehood, dishwasher & plenty of storage space
- \* Spacious air-conditioned Living and Dining area
- \* Family bathroom with shower completed with vanity unit and toilet.
- \* Separate toilet
- \* Decks at the front and balcony at the back of the house
- \* Polished timber flooring indoor

**RENOVATION AND IMPROVEMENTS**

**Newly Renovated:**

1. Freshly painted – external claddings, eaves and decks of the house repainted all through
2. Lightings – Replaced LED sensor lightings over the decks
3. Fencing – Repainted front yard fencing along both sides of the roller gate

**Newly new Improvements added:**

1. Fully Renovated Ground Floor – with multi-purpose room, bathroom, extra living and dining area, electric kitchen, ceramic tile flooring all through and lots of space for storage
2. Retaining Wall – added retaining wall to the backyard.
3. Garden Bed – added concrete paths around garden beds in the backyard
4. Added remote rolling gate at door front

**SUPERB LOCATION**

**Education:**

- \* 700m to Moorooka State School
- \* 900m to St Brendan's Catholic Primary School
- \* 2km to Guardian Childcare and Education
- \* 2.3km to Brisbane Christian College – Middle and Secondary School
- \* 4km to Yeronga State High
- \* 6.3 km to Griffin University Nathan Campus

**Transport:**

- \* 900m to bus stop on Beaudesert Road
- \* 1.9km to Moorooka Train Station
- \* Beaudesert Road connecting to Ipswich Road/Ipswich Motorway, Clem Jones and M3

**Shopping:**

- \* 1.7km to Woolworths and Moorooka Central Food and Dining Precinct

3.2km to the well-known Brisbane Markets in Rocklea\* 7.5km to Garden City Westfield Shopping Centre Leisure and Lifestyle.\* 300M to Brisbane Park Moorooka and Moorooka Australian Football Centre\* 2.8km Toohey Forest Park\* 1.7km to Moorooka Central Food and Dining Precinct\* 4.7 km to Queensland Tennis Centre and Tennyson Brisbane Gold Club Others:\* 5km to QEII Hospital\* 8.5 km to Brisbane CBD\* 22 km to Brisbane Airport Additional information:\* Brisbane City Council Rates. approx. \$600 per quarter\* Water and Sewerage access. approx. \$220 per quarter\* Rental Appraisal \$770-\$800 per week\* Current Tenancy \$750 per week till 6 Jan 2025 WITH SO MUCH POTENTIAL AND A LOCATION THAT IS SECOND TO NONE, HURRY AND DON'T MISS OUT...AGAIN ! Exclusive Agents: Lynda Lim 0406 233 888 or Ronnie Lo 0433 575 330 for further enquiries. Disclaimer: Photos and furniture used here are for illustration purposes only and may not reflect the actual contents in the property. 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. Interested parties should make their own enquiries and obtain their own legal advice.