

9 Litsea Street, Algester, QLD, 4115



House For Sale

Friday, 16 August 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

The Ideal Home Combining Comfort, Potential, and Investment Opportunity - 9 Litsea Street, Algester

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Nestled on a peaceful street, 9 Litsea Street is the perfect family residence, ideal for buyers who value space, comfort, and future development potential. This charming two-storey home offers a flexible layout that meets modern living needs while providing endless possibilities for future expansion and customization-making it an attractive opportunity for both homeowners and savvy investors.

As you step into the home, you'll find a spacious upper level where indoor and outdoor spaces blend seamlessly. The generous living area connects to an expansive rear balcony, creating a broad living space that's perfect for entertaining or spending quality time with family and friends. This indoor-outdoor connection enhances the living experience, making the most of the beautiful surroundings.

The home features three beautifully appointed bedrooms and one bathroom, offering comfort and privacy for the entire family. The kitchen is thoughtfully designed with ample cabinetry and workspace, catering to all your cooking needs. The true charm of this property lies in its future potential-you can envision transforming the lower level into additional multipurpose rooms, , perfectly suited to your lifestyle or as an attractive addition for rental purposes.

For investors, the opportunity to capitalize on the untapped potential of this property is undeniable. With the right enhancements, this home could see significant value appreciation, offering strong returns on investment. The lower level's adaptability provides options for creating a dual living setup, appealing to a wider tenant market or generating additional rental income.

The outdoor spaces are equally impressive, with a front balcony that provides a peaceful spot to start your day, and a covered patio in the backyard that is ideal for relaxation. Here, you can watch your children play freely in the spacious yard, truly embracing the concept of flexible family living.

This property is superbly located, just minutes away from Algester State School, Sunnybank Hills Shoppingtown, Calamvale Central, and local parks, offering unparalleled convenience. A leisurely 15-minute walk will take you to the nearest shopping center, and public transport is easily accessible. For investors, this prime location enhances the property's appeal, ensuring steady demand and high occupancy rates.

Key Features:

- Quiet and peaceful street location
- Two-storey layout with unlimited potential
- Three bedrooms and one bathroom with a lower-level space for future expansion or dual living
- Living area connected to a large rear balcony, creating an expansive indoor-outdoor living space
- Front balcony and covered rear patio, ideal for outdoor living
- Spacious yard, perfect for family living or potential rental space
- Workshop and shed, ideal for DIY enthusiasts or additional storage
- Split-system air conditioning and ceiling fans for year-round comfort
- Equipped with an eco-friendly rainwater tank and electric hot water system
- Conveniently close to schools, parks, shopping centers, and public transport
- Excellent investment potential with opportunities for value appreciation and rental income

9 Litsea Street is more than just a home; it's a canvas for realizing your dream lifestyle and a golden opportunity for investors seeking solid returns. With just a little enhancement, you can create a home with even greater future value and rental appeal.

Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a

price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

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