

**Anzac Avenue, Kippa-Ring, QLD, 4021**



**House For Sale**

Monday, 19 August 2024

Anzac Avenue, Kippa-Ring, QLD, 4021

**Bedrooms: 7**

**Bathrooms: 6**

**Parkings: 6**

**Type: House**



Vijay Kumar  
0477199210

## Home + Income Streams!!!!

Vijay Kumar from Ray white proudly presents this unique opportunity for you to own a home with income streams at a handy location close to all amenities.

This property is approved as short-term guest house accommodation.

Main home comprise of three good sized bedrooms including spacious master, two living areas, retreat/study area. There are four attached studios with attached bathroom and toilets which are rented separately as short-term accommodation.

Fully fenced front yard with remote controlled electric gate and paved low maintenance yard with enough parking to park 4-6 cars.

Entrance to the main home is through security grill door and timber glass door welcoming into tiled flooring foyer having storeroom with door in the beginning. Separate good sized formal carpeted lounge for guests and separate good sized open plan family dining and modern family kitchen.

The kitchen comprises of good sized caesar stone island benchtop with double sink, dishwasher, storage cupboards. Gas cooktop on Caesar stone top, rangehood, tiled splashback, wall electric oven, pantry with its door, fridge cavity with built in plumbing and overhead storage cupboard.

First bedroom is double with porcelain tiled flooring, built in.

Main bathroom has good sized shower with twin shower heads, outside single vanity with mirror, underneath storage cupboards. Built in storage cupboard, separate toilet with its own door.

Good sized internal laundry with sink, ironing centre attached to wall which can be opened and then folded back, glass and security door opening to side yard.

Spacious retreat/study with carpeted flooring, opens to covered alfresco with glass & security door. Second bedroom is good sized with carpeted flooring, one double and one single built in.

Second bedroom and master bedroom have entry from the retreat area. Master bedroom is huge and is in the last, carpeted flooring, good sized WIR, ensuite with spa bath tub, vanity with mirror and separate shower. Toilet with its own door.

Covered alfresco is huge with tiled flooring, barbeque area with benchtop, rangehood, separate sink, great for gatherings. Backyard is low maintenance and fully landscaped, fully fenced with its separate fence from the front yard, safe for pets and kids to play. Rainwater tank with pump for rain water harvesting.

Fully ducted air conditioning and ducted vacuum cleaning system for comfortable living.

There are two hot water systems - one is solar/gas hot water and other is instant gas hotwater to keep adequate hot water supply for the main house and studios.

Studio 1 and 2 : At the front with security grill and glass door, porcelain tiled flooring, both equipped with queen sized bed, fridge, TV with built in dvd player, split ac, ceiling fan, ensuite with shower, vanity with mirror, toilet.

Studio 3 and 4 : Security and glass door main doors, porcelain tiled flooring, double beds, fridge, TV with built in dvd player, ceiling fan, ducted air conditioning, double built in, ensuite with shower, vanity with mirror, toilet.

All the four studios have separate submeters to control power usage.

Emergency lights in all the studios and main house which turn on automatically in case of power failure.

Security alarm, security cameras all around with real time recording on all time.

5 KW solar power panels to control power bills.

- ? Approved Short term guest house accommodation
- ? Quality family home with four self contained studios for extra income
- ? Main house is with 3 good sized bedrooms + retreat /office, formal separate lounge, open plan family and dining areas
- ? Ducted air conditioning and ducted vacuum cleaning system
- ? Four attached studios which are being rented separately
- ? Walk to Kippa Ring main Shopping area, Hoyts cinemas
- ? 850 mts to Kippa Ring Train station
- ? 1.8 kms to Redcliffe Hospital
- ? 800 mts to Peninsula Hospital
- ? 4 kms to Redcliffe beaches
- ? 27 kms to Brisbane airport

Put your offer before this is gone!

For Sale: Expression of Interest

For more information: Please contact Vijay Kumar on 0477 199 210 any time.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.