

## Hemmant, 12 Pinnibar Street

### ANY TRADES DREAM

Presented to the market for the first time since 2002, this two-bedroom brick-and-tile home is brimming with potential. Situated on a 450sqm allotment, it's the perfect opportunity for entry-level buyers, renovators, and families looking to create something special.

The choice is yours:

1. Restore and make it your own
2. Renovate and extend
3. Landbank for the future
4. Update and rent for a solid investment

Don't miss this chance to capitalise on a prime location with endless possibilities!

Property Features:

Two bedrooms with built-ins

Study &ndash; easily turned into a third bedroom



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**SOLD**

2

1

3

**For Sale**

Offers Over \$800,000

**View**

[ljhooker.com.au/TGPGVB](http://ljhooker.com.au/TGPGVB)

**Contact**

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**Deanne Hansom**

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**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

Open and flowing living, kitchen & dining  
 Two way bathroom  
 Separate laundry  
 Covered patio  
 Large custom built 2 bay shed with a mezzanine  
 Fully fenced 450sqm block  
 Air-conditioning in the living

Council Rates: TBC

Rent Return: \$500 - \$580 per week with room to increase with property upgrades

Location:

Local schools include: Tingalpa State School, Brisbane Bayside State College, Wynnum West S/S, Moreton Bay College + more

1-2\* minute drive to local bus stops

4-5\* minute drive to Wynnum Plaza

20-25\* minute drive to Brisbane CBD

3-4\* minute drive to Hemmant Train Station

10\* minute drive to Wynnum/Manly

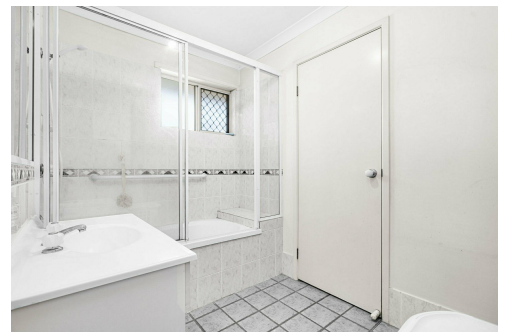
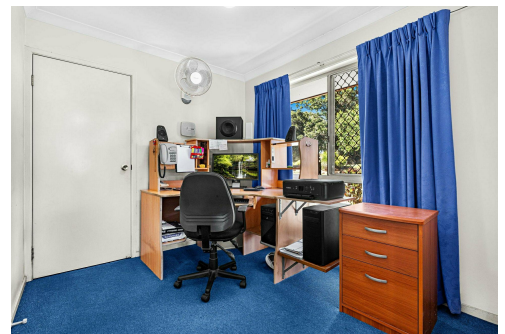
15-20\* minute drive to Brisbane Airport

\* = approx.

Contact Team Hansom

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Deanne Hansom | 0403 066 191



## More About this Property

<b>Property ID</b>	TGPGVB
<b>Property Type</b>	House
<b>Land Area</b>	450 m2
<b>Including</b>	Study Air Conditioning Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Ashleigh Hansom 0448 742 538**

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