

119 Mayes Avenue, Kingston




Spacious Family Living with Self-Contained Granny Flat on a Prime Corner Block

Positioned on a generous 602m² corner block in a convenient and family-friendly pocket of Kingston, this exceptionally versatile property presents a rare opportunity for large or extended families, investors seeking multiple income streams, or buyers looking to operate a home business. Offering extensive accommodation, multiple living zones, dual street access, and a brand-new self-contained granny flat, this is a property that adapts effortlessly to a variety of lifestyles.

Designed with flexibility in mind, the residence provides ample space to comfortably accommodate multiple generations under one roof while still maintaining privacy and independence. With extensive parking, secure gated access, and a practical layout throughout, this is a home that delivers both lifestyle and functionality.

Upstairs —Renovated Family Living

The upper level has been tastefully renovated and offers a bright, modern living environment with quality finishes throughout. The spacious lounge room is filled with natural light and features a split-

5  3  5 

FOR SALE
Contact Agent

VIEW
Sat 13th Jun @ 10:00AM - 10:30AM

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 **LJ Hooker**

system air conditioner and ceiling fan for year-round comfort. At the heart of the home, the contemporary kitchen boasts stone benchtops, soft-close cabinetry, induction cooktop, wall oven, dishwasher, and plumbing for the refrigerator. The adjoining meals area provides a welcoming space for everyday dining, while the oversized laundry offers excellent storage and the added benefit of its own split-system air conditioner.

Three well-proportioned bedrooms are positioned on this level, all fitted with ceiling fans, while the master bedroom also enjoys split-system air conditioning. The stylish family bathroom showcases floor-to-ceiling tiling, a large shower, quality fixtures, and a separate toilet for added convenience.

Completing the upper level is a generous front deck, providing the perfect place to relax, entertain, or enjoy the elevated outlook.

Ground Floor —Endless Possibilities

The lower level has been fully renovated and offers an abundance of flexible multi-purpose space, ideal for a home office, studio, workshop, hobby or additional utility areas (subject to buyer requirements).

This level also features a beautifully appointed bathroom with floor-to-ceiling tiling and integrated laundry facilities. A covered outdoor entertaining area at the rear creates another inviting space for family gatherings and weekend barbecues.

Brand-New Self-Contained Granny Flat/Apartment

A standout feature of this property is the brand-new separate granny flat, complete with its own private entry and ready for immediate occupancy. Whether utilised for extended family, guests, independent living arrangements, or rental income potential, this impressive addition significantly enhances the property's appeal.

Featuring high ceilings and an open, airy design, the granny flat includes a spacious lounge room with air conditioning and ceiling fan, a modern kitchenette with stone benchtops, soft-close cabinetry, under-bench oven, dishwasher and ample fridge space, plus two generously sized bedrooms, both equipped with ceiling fans and split-system air conditioners.

The stylish bathroom is finished with floor-to-ceiling tiles and quality fittings, while a separate laundry provides additional practicality. Timber-look tiled flooring, downlights throughout, and a private outdoor entertaining space complete this exceptional accommodation.

Location

Conveniently located within minutes of Kingston's major amenities, residents will enjoy easy access to shopping centres, supermarkets, schools, childcare facilities, public transport options, parks, and major arterial roads connecting to Brisbane and the Gold Coast.

Whether you're searching for a spacious family home, a dual-living opportunity, a property with income-producing potential, or a flexible setup to suit your changing lifestyle, this outstanding residence delivers an exceptional combination of space, versatility, and value.

Property Features

- Renovated family home on a 602m² corner block
- Separate, self-contained granny flat with private entry
- Potential for multi-generational living or dual-income opportunities
- Three bedrooms upstairs plus extensive multi-purpose areas downstairs
- Two kitchens/kitchenette areas
- Multiple bathrooms and laundry facilities

- Modern finishes throughout
- Stone benchtops and soft-close cabinetry
- Multiple split-system air conditioners
- Ceiling fans throughout
- Solar power system to help reduce electricity costs
- Secure electric sliding gate plus secondary street access
- Covered outdoor entertaining area
- Ample off-street parking for multiple vehicles, caravan, boat or trailer
- Large grassed backyard
- Colourbond fencing
- Dual street frontage with excellent accessibility

A unique and highly adaptable property offering outstanding value and endless possibilities in one of Kingston's most convenient locations.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

MORE DETAILS

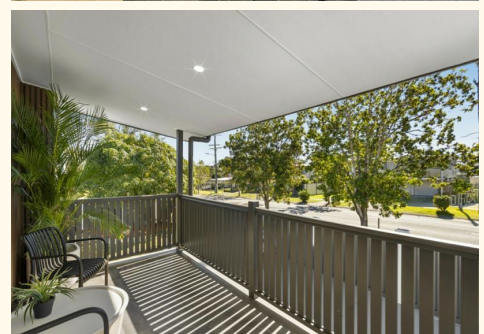
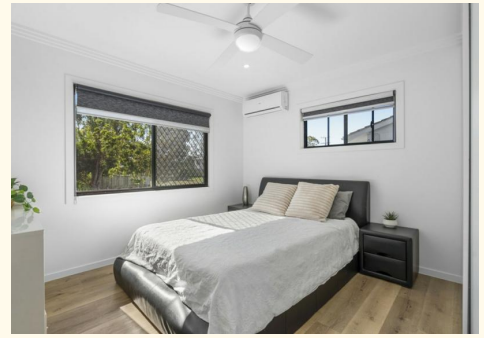
Property ID	BUBWF2S
Property Type	House
Land Area	602 m2
Including	Toilets (3)

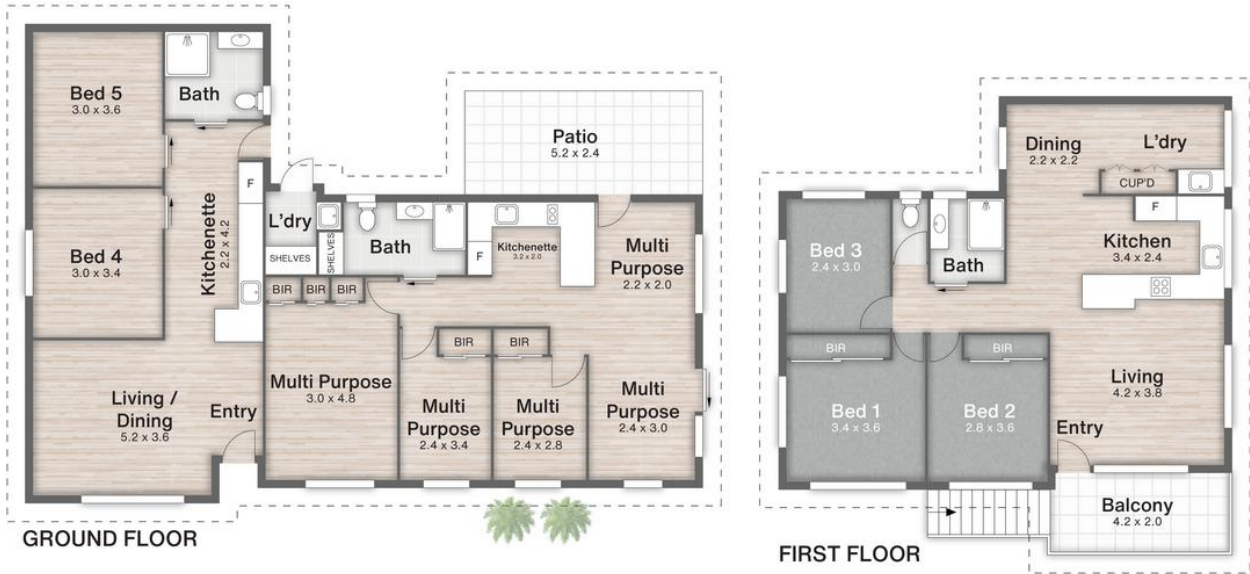
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119 Mayes Avenue KINGSTON

5 | 3 | 236m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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