



LJ Hooker Property Partners



Kingston, 121 Aquarius Drive

SOLD BY STEPHANIE TRAN

Ready to tempt first home buyers looking to crack a competitive market as well as investors chasing solid returns, this 'double delight' on the one big block comprises a stylishly renovated 3-bed brick lowset and a just-built 3-bed Granny Flat - with a combined rental potential of approx. \$1200/week!

Highlights:

Main House

- Full internal upgrade of main house with whitewashed walls and hybrid timber floors
- A/C in combined living/dining, swish kitchen fit out with all mod cons, 2 chic bathrooms
- Slick fans in all 3 beds, master with private ensuite, swish family bathroom, all new laundry
- Separate drive to fully fenced new Granny Flat with all electric appliances, AC to lounge
- Both residences have covered outdoor entertaining areas and grassy play areas



For Sale
Please Call

View
ljhooker.com.au/B2V7F4R

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07 3344 0288

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.

Granny Flat

- Steel structure and brick facade built by well-known local builder
- 3 bedrooms
- 1.5 bathrooms
- Combined living & dining area with great size
- High power A/C in living area
- Solar panels available
- Great internal size as a granny flat for huge return

Both Form 21 and Form 19 (approval by Certifier and Logan City Council) available.

Huge return with low cost

- Council rates - \$511.58 quarterly
- Water service charge - \$266.36 quarterly

Right now, the street-facing house is reaping a healthy rental return of \$580 per week - a premium figure reflecting a quality renovation that's taken a modest 3-bedroom lowset to great heights.

Post refurb, this family-friendly home feels warm and welcoming - with the crisp white of the repainted walls popping against the honey tones of the fashionable hybrid timber flooring that runs through the fan-cooled bedrooms as well as the combined living/dining area and adjacent kitchen.

Home cooks will find the updated kitchen a joy to create in, with abundant white cabinetry for storage, contrasting black tapware, and all the mod cons accounted for - including a gleaming stainless-steel dishwasher.

Black and white decor themes continue through a dedicated laundry and 2 updated bathrooms, one a chic ensuite off the master, and the other a more spacious family-size affair.

Fitted with solar to help offset the all-electric appliances in its brand-new kitchen and A/C to the living room, the brick-faced just-built Granny Flat out back is really a home all its own! Boasting 3 bedrooms, open plan living/dining and a good-size bathroom - its spacious interior is complemented by a private covered alfresco patio running parallel to the rear fence and a grassy yard.

Whether you rent out this sweet duo for the attractive combined appraisal price or move into one and use the other for extra income or to comfortably house extended family - all options are on the table!

What you know you're securing is a super southside location: a 10-minute walk to Kingston State School, 4 minutes' drive to the train station, 5 to Woodridge State High and only a minute or 2 more to Logan Central for all your shopping needs.

Interest will be high and from a range of buyers, so plan your inspection soon.

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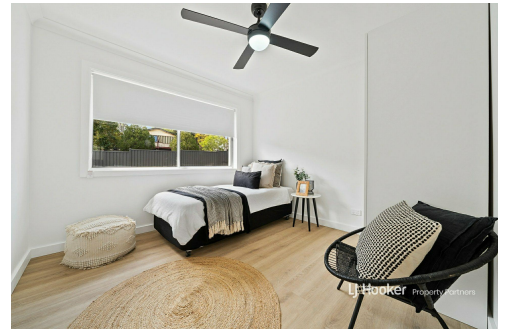
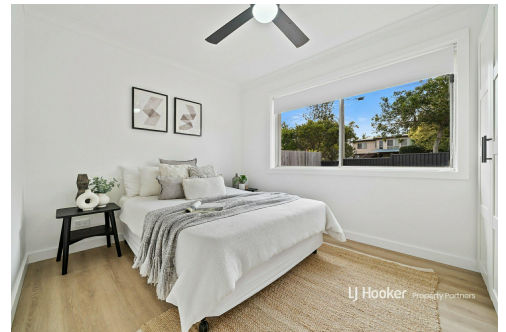
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More About this Property

Property ID	B2V7F4R
Property Type	House
Land Area	812 m2
Including	Air Conditioning Toilets (3) Dishwasher Built-in-Robes Fully Fenced Remote Garage

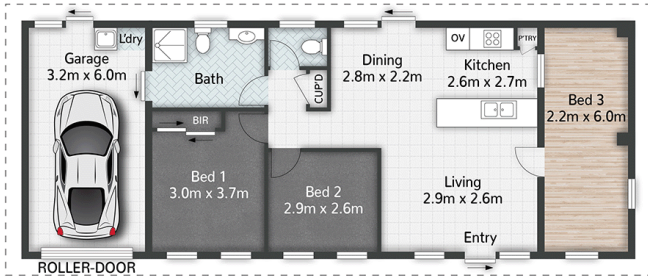
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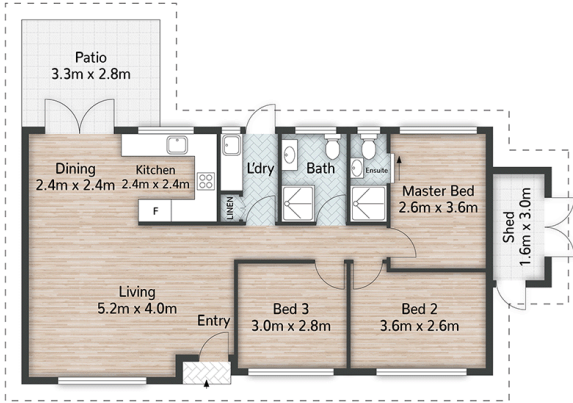


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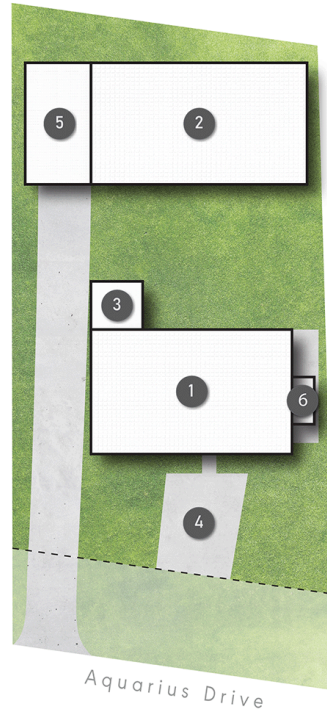
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UNIT 2



UNIT 1



LEGEND

- 1 RESIDENCE 1
- 2 RESIDENCE 2
- 3 PATIO
- 4 CARPORT
- 5 GARAGE
- 6 SHED



121 Aquarius Drive KINGSTON

6 | 3 | 1 | 189m²

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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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