



3 Claudia Street, Kingston

3 1 1

FOR SALE

For Sale

VIEW

Sat 21st Feb @ 1:30PM - 2:00PM

AGENTS

Ruby Crowther
0422 189 718

rubycrowther@ljhpp.com.au

Brendan Dingle
0401 500 412
brendandingle@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

Imagine the possibilities of a large level block with genuine granny flat potential (STCA). With a functional three-bedroom floorplan already in place, the "bones" are here for something truly special. Whether you are a savvy investor or a first-time buyer with a vision, 3 Claudia Street offers the ultimate blank canvas in a high-growth pocket of Kingston. Situated on a generous 655m² level block, this solid brick lowset is vacant and ready for an immediate transformation.

Highlights:

- Solid lowset brick and tile residence on a generous 655m² level allotment, offering a prime blank canvas for renovators or savvy investors.
- Exceptional granny flat potential (STCA) on a large block to maximise your rental yield or accommodate multi-generational living.
- 3 well-proportioned bedrooms and a functional central bathroom, perfect for families or future tenants.
- Walking distance to the train station for effortless commuting.
- Vacant and ready to go, allowing for an immediate start on

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.

LJ Hooker

renovations or a quick move-in.

Stepping onto the property, you are immediately greeted by a classic lowset brick exterior and a welcoming front porch that sets the stage for a complete interior transformation. The entry opens into an expansive living area providing a generous footprint that serves as the heart of the home. This space flows naturally into a dedicated dining and kitchen zone, offering a practical layout that is ripe for a modern, open-plan redesign. To the side of the main living hub, you will find three well-proportioned bedrooms serviced by a central family bathroom.

Moving through the dedicated laundry toward the rear of the home with direct external access, the true scale of the 655m2 level allotment becomes clear. The backyard is a massive blank canvas, featuring a separate garden shed for additional storage. This deep, flat block provides an exceptional opportunity for future capital growth through the addition of a granny flat, subject to council approval, which could significantly increase rental yields or accommodate a multi-generational family. A single carport sits conveniently to the side of the residence, ensuring off-street parking is already in place.

Beyond the boundary of this large block, you are situated within easy walking distance of the local train station, ensuring a seamless commute for residents or future tenants as well as proximity to local shops, restaurants, and schools.

This high-growth pocket of Kingston provides a rare blend of suburban space and urban connectivity, making it a standout choice for those looking to land-bank or flip a solid property. With the house vacant and ready to go, you can begin your project the moment the keys are in your hand.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

Property ID	B3ZRF4R
Property Type	House
Land Area	655 m2
Including	Deck

Ruby Crowther 0422 189 718

Sales Associate to Brendan Dingle | rubycrowther@ljhpp.com.au

Brendan Dingle 0401 500 412

Agent/Independent Contractor | brendandingle@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

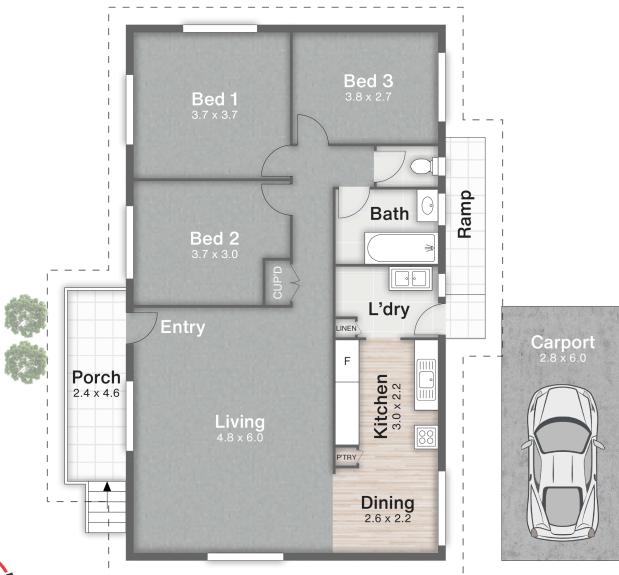
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

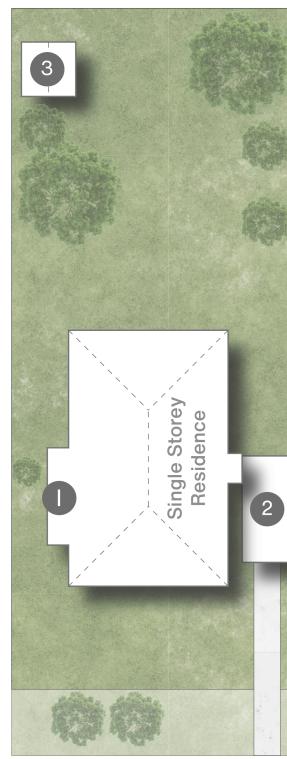




(Not In Position)



3 Claudia Street KINGSTON



- 1 Porch
- 2 Carport
- 3 Shed

Claudia Street

3 Bed | 1 Bath | 1 Car | 112m² | 655m²

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

 **LJ Hooker** Property Partners