



Kingston, 2/7 Cleopatra Street

SOLD BY BRENDAN DINGLE & LYNDA SIMPSON

Unlock the potential of this rare, two-bedroom lowset villa in Kingston - a true renovator's delight awaiting your creative touch. Vacant and full of possibilities, this exceptional entry-level opportunity is perfect for first-home buyers, downsizers, or savvy investors. Featuring a spacious yet low-maintenance layout, an intimate living area set opposite a generously sized kitchen, and super low body corporate fees, this villa is located in a quiet cul-de-sac just moments from public transport, childcare, a primary school, and a shopping centre.

Key Features:

- Rare two-bedroom lowset villa offering incredible renovation potential.
- Vacant and brimming with possibilities - perfect for first-home buyers or investors.
- Sizable, low-maintenance design with a cosy living area opposite the kitchen.
- Exceptionally affordable body corporate fees.
- Convenient cul-de-sac location within walking distance to transport, primary school,



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For Sale
Please Call

View
ljhooker.com.au/B2QJF4R

Contact
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LJ Hooker Property Partners
07 3344 0288

childcare, and shops.

Set in a peaceful pocket of Kingston, this villa offers unparalleled convenience for couples, young families, or downsizers. Everything you need is just a short stroll away, including public transport, childcare, and a local shopping centre, making it an attractive option for homeowners and tenants alike.

- 200 m to Bus Stop
- 550 m to Guppy's Early Learning Centre Kingston
- 600 m to Kingston Train Station
- 1.6 km to Kingston State School
- 1.8 km to Logan City Centre Shopping Mall
- 2.5 km to Logan Central Plaza
- 2.7 km to Kingston State College

Nestled at the end of a tranquil cul-de-sac, this brick villa is part of a peaceful complex with ultra-low body corporate fees. With its single garage and rare lowset design, ideal for those with mobility limitations, it's perfect for anyone seeking a low-maintenance lifestyle or an investment full of potential.

Enter within, and you'll find a home ready for transformation. The intimate living area, carpeted for comfort, is positioned opposite a tiled kitchen. While in need of TLC, this clever layout offers a cosy and practical foundation to design your ideal abode.

The sizable kitchen provides plenty of room for modernisation and personalisation, making it the perfect place to create a stylish hub for daily living.

Two carpeted bedrooms with built-in robes await your touch, with one offering direct access to the outdoors. Both are conveniently positioned near the shared bathroom, which features a shower and serves as a solid starting point for a fresh, contemporary upgrade.

Rarely do opportunities like this come along. With its convenient location, low-maintenance appeal, and immense potential, this villa is your chance to create something truly special. Whether you're stepping onto the property ladder or looking to add value to your portfolio, contact Brendan Dingle or Lynda Simpson today to arrange a viewing and explore all this property has to offer!

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B2QJF4R
Property Type	Townhouse
Land Area	151 m2
Including	Built-in-Robes

Brendan Dingle 0401 500 412

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

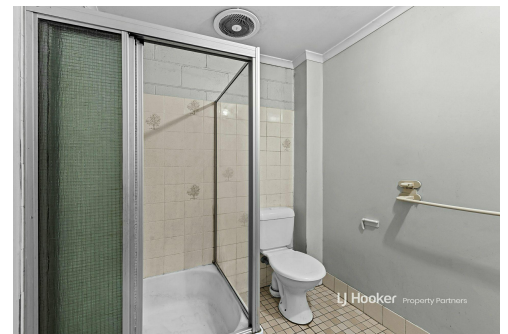
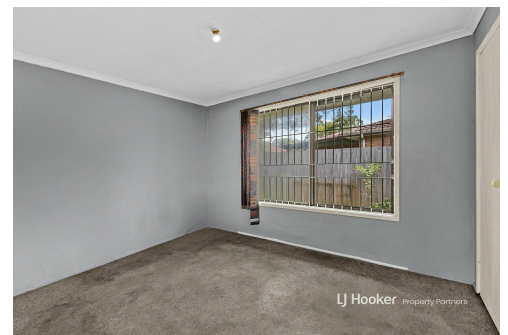
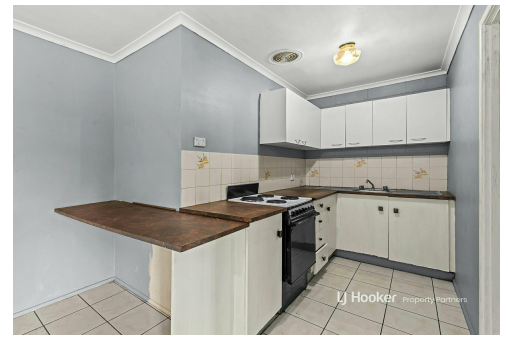
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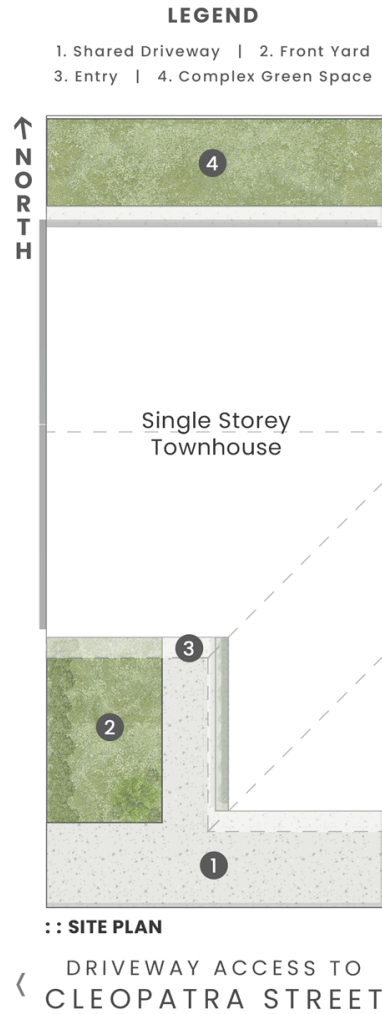
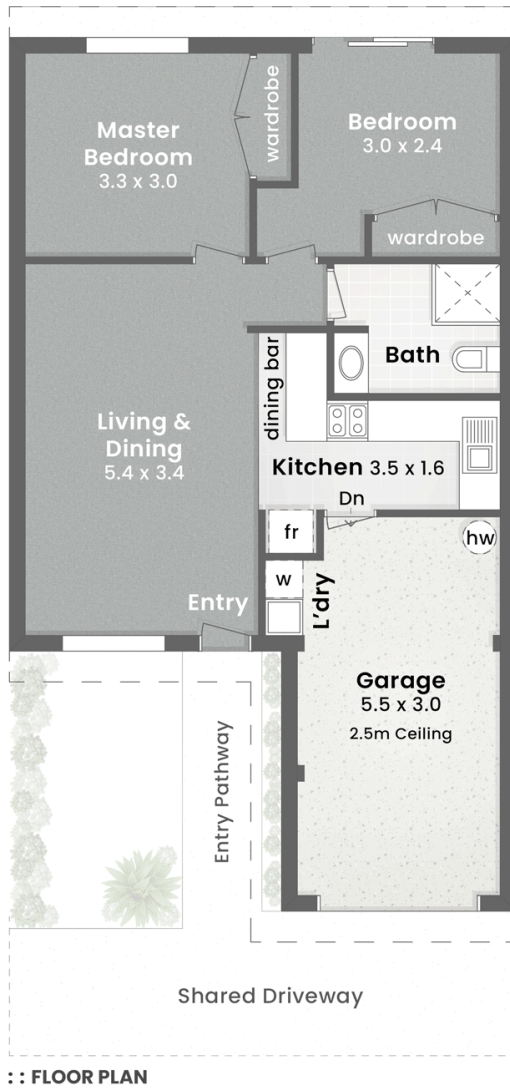
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CLEOPATRA COURT | 2/7 Cleopatra Street
KINGSTON

🛏 2 Bed
🛀 1 Bath
🚗 1 Car

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Total Internal Area 77m²

pdc.