

Regents Park, 149 Emerald Drive

A Renovator's Project - Prime Opportunity on 696 sqm in Family-Friendly Regents Park

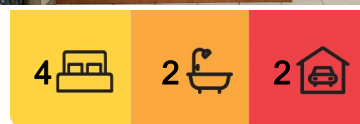
Positioned on a substantial 696 sqm parcel in a leafy, family-friendly neighbourhood, this brick lowset presents a rare opportunity for visionary buyers to renovate. Whether you're looking to breathe new life into its current structure or start fresh with a brand-new design, this property is a blank canvas bursting with potential. Ideally located within walking distance to buses, parks, childcare, and schools - including the highly regarded St. Bernardine's Catholic Primary School - this is a golden opportunity for families, builders, and savvy investors alike.

At a glance:

- Fantastic chance to restore or rebuild on a huge 696 sqm allotment
- Four-bedroom, two-bathroom layout with double carport - ideal for a complete makeover
- Tiled open-plan living and dining flowing into kitchen and out to expansive alfresco



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.



For Sale
Auction

View
By Appointment

Contact
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LJ Hooker Property Partners
07 3344 0288

- Wide street frontage provides the bones for an eye-catching exterior upgrade
- Easy walk to parklands, transport, and schools including St. Bernardine's

Families will love the everyday convenience this address offers. Positioned within easy walking distance of local parks, bus stops, schools, and childcare centres, daily life becomes simple and stress-free. Whether it's the morning school run or a weekend park picnic, everything is close by. You'll also be just minutes from Grand Plaza where you'll find a vibrant mix of dining options, shopping, and entertainment. Plus, with quick access to the Logan Motorway, commuting into Brisbane or heading off on weekend adventures couldn't be easier.

- 23 m to bus stop
- 350 m to Cianthus Park
- 700 m to Regents Park Kindergarten & Child Care
- 750 m to Regents Park State School
- 1 km to St. Bernardine's Catholic Primary School
- 2.2 km to Grand Plaza
- 2.5 km to Browns Plains State High School
- 5.6 km to Logan Motorway

This generously sized 696 sqm block hosts a solid brick home calling out for transformation. Its wide frontage presents clear potential for a grand, modern build, or a stylishly refurbished exterior that elevates the home's street presence. While the existing home needs considerable TLC, the strong bones - including a double secure carport at the front - lay the groundwork for an impressive future project.

Within, the open plan design provides a practical layout ready for modernisation. Tiled floors run through the spacious lounge and dining areas, offering an easy-care foundation for future upgrades.

The adjoining kitchen connects the living space and presents room for expansion, reconfiguration, or a complete remodel to suit contemporary tastes. Though currently in poor condition, the space lends itself to open-plan entertaining or relaxing with family once revived.

The expansive fenced backyard offers incredible scope. A huge, paved patio is ideal for alfresco dining or casual gatherings once revitalised. There's ample space left over for a pool, granny flat, or an extension to suit your dream lifestyle (STCA). With this much outdoor area, the possibilities are only limited by your imagination.

Each of the four bedrooms is tiled for low-maintenance appeal and primed for updating. There are two bathrooms, including an ensuite off the main bedroom, providing a functional layout that's ripe for a stylish transformation. Some fittings and fixtures are missing or damaged, but with a keen eye and the right trades, this home could easily be reimagined into something remarkable.

Additional Features:

- Garden shed
- Security screen doors



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- NBN connection

With its generous block size, solid structure, and unbeatable family location, this is a property that's brimming with potential. Whether you renovate and extend, or rebuild, the opportunity to add value here is undeniable. Contact Lynda Simpson today to learn more and arrange your inspection - this is one auction opportunity you won't want to miss.

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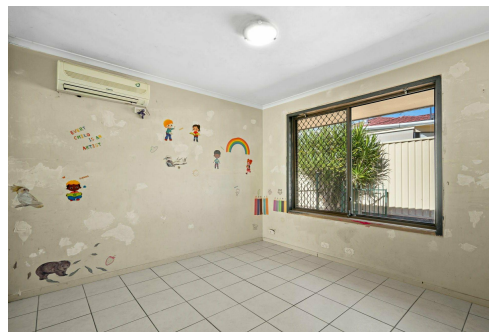
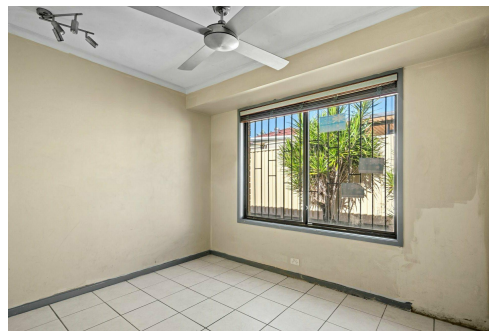
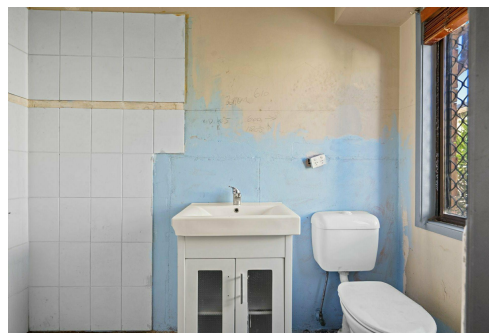
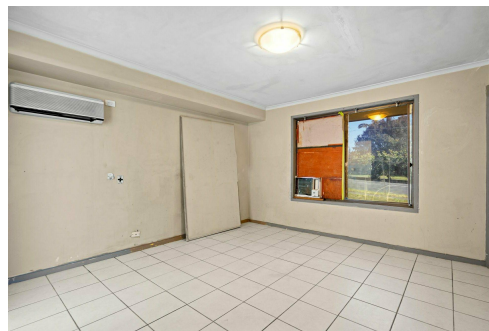
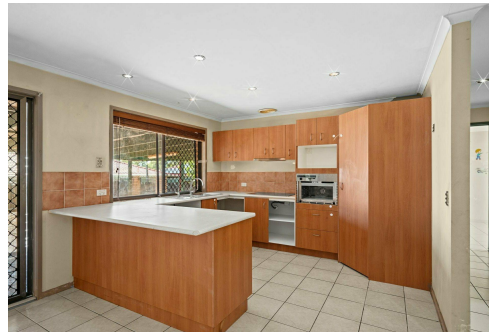
BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 47 676 306 264 / 21 107 068 020

More About this Property

Property ID	B36MF4R
Property Type	House
Land Area	696 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking

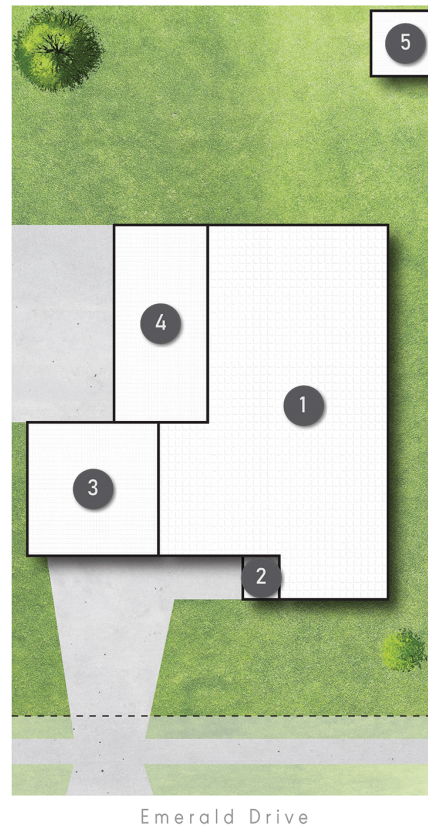
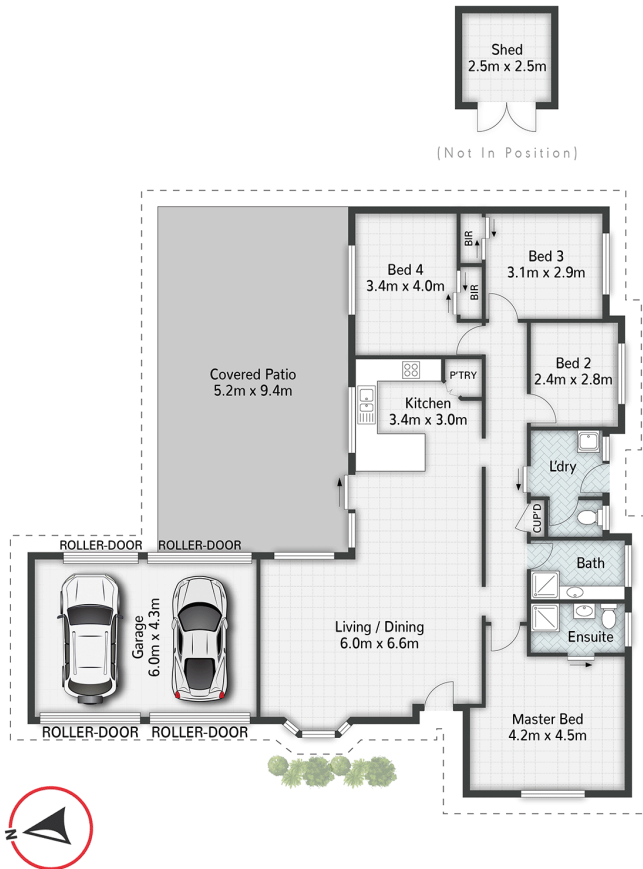
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- LEGEND**
- 1 RESIDENCE
 - 2 PORCH
 - 3 GARAGE
 - 4 PATIO
 - 5 SHED



149 Emerald Drive **REGENTS PARK**

4 Beds | 2 Bathrooms | 2 Car Spaces | 199m² | 696m²

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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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