



5 Koomba Street, Shailer Park




## Two Houses On One Block - Genuine Dual Living - 6-Year-Old Granny Flat with a Separate Yard - Rental Income of \$1,270 per week

Lifestyle - This highly sought after two dwelling residence is a rare find with a weekly combined income of \$1270p/w. The main house is rented for \$750p/w and the granny flat is rented for \$520p/w.

The modern granny flat was built in 2020, it isn't separately metered but there is potential to do so. The main house has character and charm with cathedral ceilings and two massive entertainment areas.

Where the cathedral entertainment area is at the rear of the property, the original owners had an in-ground pool that is still in place but has been covered over. It will need a new liner and work to be done if you choose to reinstall it.

These homes are nestled in a whisper quiet cul-de-sac in a prime location on a 1320m2 allotment, fully fenced partially with Colorbond

6  3  2 

**FOR SALE**  
Contact Agent

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

**AGENTS**  
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 **LJ Hooker**

fencing which provides the main house privacy from the granny flat and ample space for the children and pets to play.

Take a leisurely stroll to the end of the street to Peters Park and minutes from both Shailer Park High School and Primary School. Minutes from a bus service, Doctors, Dentist, local shops and a plethora of Cafes. Venman National Forest and Daisy Hill for those who enjoy bush walking or mountain bike riding. Within close proximity to John Paul College, St Matthew's Primary School and Chisholm Catholic College. Within close proximity to the Hyperdome Shopping Centre and bus exchange. Easy M1 access to Brisbane CBD, Gold Coast and the Brisbane Airport.

Accommodation - Main house - Step inside to an air-conditioned family room with striking cathedral ceilings, a separate dining room that leads to a large, covered entertainment area. The charming and vast family sized kitchen hosts a dishwasher, gas cooktop, double fridge space and ample bench and cupboards. It's open plan layout makes it easy for the entire family to cook in.

Through ornate French doors is an oversized lounge room with two sky lights and a large open space that could be utilised as a study area or another living space. There is a second large, covered entertainment area at the rear of the property, so hosting gatherings is made easy. You could choose to grass this area instead.

There are four spacious bedrooms all with ceiling fans and built-ins. Including the air-conditioned master suite with a sliding door that connects to the entertainment area. A his and her walk-through robe that leads to the quaint and functional ensuite that could be easily extended if one wanted to make it larger.

The spacious and neat and tidy main bathroom offers a large vanity, separate bathtub and shower and a separate toilet.

There is a large internal laundry with double linen cupboard and leads outside to the entertainment area where there is a new clothesline.

Granny flat - Built in 2020 this 70m<sup>2</sup> dwelling is ideal for extended family members, teenagers retreat or outstanding rental income. It is privately set back from the road and down its own driveway with Colourbond fencing to the front.

This is a quality build and council approved. One of the key features is the large front deck, perfect for hosting your gatherings. There is currently no garage or carport but there is ample space for parking and the ability to add one in the future if you wish. It has its own yard which is an added bonus.

Step inside to the light filled space with leafy outlook from every aspect. A pitched ceiling with downlights throughout and a generous open plan kitchen complete with dishwasher, electric oven, pantry and lots of storage.

A European style laundry connected to the kitchen, an open plan and generous dining and air- conditioned lounge room. Two bedrooms both with built-ins and ceiling fans. A tasteful modern bathroom.

This highly sought after property is a perfect blend of dual living, great value for money and located in a prime location. Contact Melinda Lee-Ball or Luisa Sargent for additional information and be sure to attend the first open house to be spared the disappointment of missing out.

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Disclaimer - Virtual furniture has been used in the marketing of this property.

## MORE DETAILS

Property ID	6FSHVG
Property Type	House
Land Area	1320 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

### Melinda Lee-Ball 0415 520 748

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