



10 Solomon Crescent, Tingalpa

Big Block, Bigger Family Opportunity & 841sqm 15km* CBD




Located in one of Brisbane's emerging neighbourhoods, 10 Solomon Cres, Tingalpa boasts a 841sqm block location blending convenience, affordability, and growth potential.

The residence provides a variety of lifestyle possibilities, with an elegant living area and an open-plan dining space that seamlessly flows onto the kitchen forming the hub of the household. With practicality and generous proportions, it offers functional living and entertaining areas, whilst ensuring comfort and enjoyment throughout the year. This home provides ample space for young families, professional couples, or those looking to downsize.

It's ready for you to move in, yet it offers countless opportunities for new owners, whether you're thinking of minor cosmetic updates or major renovations, both of which could enhance its value in this sought-after location.

The choice is yours:

1. Move in & enjoy

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FOR SALE

Offers Closing 12th June - if not prior

VIEW

Sat 30th May @ 10:45AM - 11:15AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

2. Demolish and build your dream home
3. Land bank
4. Update and turn it into an investment

Property Features:

- Formal lounge/dining room with bay windows, fireplace, ceiling fans and air conditioning
- Casual dining rumpus room off the kitchen, with slide door access onto the patio, air conditioning, and ceiling fans
- Open plan kitchen with stainless steel appliances including dishwasher
- 4 Generous bedrooms with ceiling fans and built in robes
- Master bedroom with ensuite, air conditioning, ceiling fan and full wall length robe
- Laundry with plenty of space and includes the third shower
- Lovely roof line covered patio with bushland outlook
- Double lockup garage with extra driveway parking at the front
- The whole rear of the house is designed to capture the bushland outlook, giving a great sense of peace around the home
- 841m² of land, fully fenced with great space for the children to explore

Rates and Returns:

Council Rates: \$519.00 per quarter*

Rental Return: Approx \$900.00 - \$950.00 per week*

Extras:-

- Full security screening
- Solar panels on the roof to reduce those power bills
- 10,000 litre water tank with pump at the rear - great for watering the gardens
- Quite estate nestled within easy access to Wynnum Road and bus stop around the corner
- Close to Tingalpa Home Centre and minutes from Gumdale Shops, Wynnum Shops or Cannon Hill Shopping Centre - plenty of choice
- Selection of Public and Private Schools minutes from your door - including Iona Boys & Morton Bay Boys and Girls
- Westfield Carindale approx. 12-15min drive from your door

Contact Team Hansom

Ashleigh Hansom | 0448 742 538

Deanne Hansom | 0403 066 191

MORE DETAILS

Property ID TQHGVB
Property Type House
Land Area 841 m2
Including Ensuite
Study
Air Conditioning
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced

Ashleigh Hansom 0448 742 538

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Principal & Licensee | cannonhill@ljhch.com.au

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