



34 Flounder Crescent, Toolooa

Space, Potential and Convenience in the Heart of Toolooa

Positioned in a convenient and family-friendly pocket of Toolooa, 34 Flounder Crescent presents a fantastic opportunity for both investors and future owner-occupiers alike.

Set on a generous 749m² allotment, this elevated three-bedroom home offers a practical layout, comfortable living spaces and plenty of potential to make it your own. The light-filled upper level features beautiful timber floors, high ceilings and an air-conditioned open-plan living and dining area, creating a warm and welcoming atmosphere from the moment you step inside. The centrally located kitchen offers ample storage and bench space, making everyday living easy, while all three bedrooms are generously sized and serviced by a functional family bathroom.

For investors, the property offers secure income from day one with an established tenancy already in place until October 2026, while also presenting excellent potential for future rental growth and value-adding improvements over time. The generous land size and convenient location continue to be highly sought after by tenants and

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FOR SALE

Offer's Over \$530,000

VIEW

By Appointment

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owner-occupiers alike, supporting long-term investment appeal. For buyers looking to enter the property market, this home provides an affordable opportunity to secure a substantial 749m² allotment and build equity into the future. With solid foundations and a functional layout, there is ample scope to renovate, modernise and personalise the property to suit your own style and needs while potentially increasing its value over time.

Downstairs, you'll find secure car accommodation along with an abundance of storage space, providing flexibility for tools, recreational equipment, hobbies or additional household storage. Buyers may also recognise the potential to further utilise the under-house area or explore future expansion opportunities, subject to the necessary approvals.

Outside, the spacious backyard offers endless possibilities. Whether you're looking for room for children and pets to enjoy, space for a boat or caravan, or the opportunity to add a shed, pool or outdoor entertaining area (subject to council approval), there is plenty of room to bring your vision to life.

Conveniently located close to schools, shopping centres, parks and public transport, this property combines practicality, lifestyle and long-term potential in one appealing package.

Whether you're searching for a quality investment with an established tenancy, looking to secure a future family home, or seeking a property with scope to add value, 34 Flounder Crescent delivers flexibility and opportunity in equal measure.

Properties offering this combination of land size, location, rental return and future potential are becoming increasingly difficult to find.

Don't miss your chance to secure this versatile property and capitalise on everything it has to offer.

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MORE DETAILS

Property ID	F7J1V
Property Type	House
House Size	94 m2
Land Area	749 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	balcony/patio/terrace
	bath
	separate dining room
	garden

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