

**24 Bursaria Street, Algester, Qld 4115**



**House For Sale**

Wednesday, 8 January 2025

24 Bursaria Street, Algester, Qld 4115

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



Andrew Boman

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## INVESTOR QUILTS- MUST BE SOLD!

LOCATED WITHIN ONE OF THE MOST CONVENIENT POCKETS OF ALGESTER, ON OFFER IS A PERFECTLY PRESENTED LOWEST ON A GENEROUS 647SM BLOCK. MAKE NO MISTAKE THE OWNER HAS HAD A CHANGE IN CIRCUMSTANCES AND WILL BE SELLING ON OR BEFORE AUCTION, THE 29th OF JANUARY. Auction via In-Room and Online: 29/01/2025 from 6:00pm, if not sold prior\* Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) What a way to start your new year! Get in quick to be the new owners of this striking property on 647sqm that sits in a fantastic location that gives you and your family access to a plethora of amenities and recreation including extensive parklands, reputed schools, transport and all the everyday essentials within easy reach. Enjoying a peaceful spot on this residential street of Algester, this modernized home has a unique design and boasts many character features. From the frontage, the home is partially concealed by the hedging creating a private environment. A double carport offers safe off-street parking under cover. The large level block also offers heaps of further potential for expansion should you wish and even the possibility of adding a pool to the enormous back, fully fenced yard. Currently turfed and easy to maintain, the garden is a wonderland for kids. There is a massive, covered patio area that has crazy paved flooring and proper overhead roof with lighting for day and evening entertainment. The impressive interiors are bright and airy and conducive to relaxed living for a mid-sized family. The key features are the high raked ceilings to the gorgeous living areas which combine both lounge area with room for media set up and a spacious dining room. This space has great air flow, and the timber beams and neutral paintwork is both calming and on trend. Quality tiled floors are also timeless and work in with any style of soft furnishings. The split system air conditioning will keep you cool or warm and all windows have security screens and blinds. A neatly equipped kitchen facility offers plenty of bench area for meal preparation along with casual seating at the breakfast bar for two. It features a large fridge cavity, double sink, quality oven and stovetop. There's ample storage with both drawers and cabinets on both sides of the galley. On the other side of the kitchen there is another living or meals space which has sliding doors opening to the covered outdoor area and garden. In total there are three bedrooms throughout the home. The master is fitted with air conditioning and is an extra-large room allowing for either retreat space or nursery set up. The other two are of good-size and have built in robes. All share the common bathroom which has a simple design with shower over bath and vanity. A great option for both investors in the market and couples or families looking to buy into an excellent location that provides proximity to key amenities. The rental market is continuing to perform well with rental returns remaining very stable and long-term investments reaping growth rewards for owners. Nearby you will discover a host of shopping options both locally and in neighbouring Parkinson, Calamvale and Sunnybank Hills. It is quick and simple to get onto the motorways for coast and city access and there are buses galore to get you around locally. St Stephens and Algester State school offer quality education for primary aged kids, there are childcare centres nearby and Calamvale Community College for high school. Come along to the open home to view this well-placed property that has potential and promise of a great home to live in. Call me today for all the details. Please note the property has a fixed term lease until May 2025 renting for \$590 per week. \*subject to reserve price, if any

**PARKING FOR OUR IN-ROOM AUCTIONS:**

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au w: <http://www.loanmarket.com.au/christine-junidar> This property is being sold by auction or without a price and therefore a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.