

**89 Fleming Road, Hemmant, QLD, 4174**

**House For Sale**

Tuesday, 31 December 2024



89 Fleming Road, Hemmant, QLD, 4174

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Lynda Lim

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## **Acreage Lifestyle, huge house with fruit farm and 2 street frontages only 15km from Brisbane CBD!**

Looking for a huge acreage that can offer you both lifestyle and convenience, your search STOPS here!

This large residence is situated on a generous 2.02ha levelled block in Hemmant which is one of Brisbane's most strategically located and highly sought after commercial/industrial precincts close to Brisbane Airport, Port of Brisbane & CBD.

If you are a nature lover, you will absolutely fall in love with this property. The owners have put in years of effort in maintaining plenty of matured and lush tropical gardens shaded by a large variety of beautiful palm trees and wonderful array of interesting fruit trees e.g. lychees, guava, jack fruit, mango, dragon fruit, macadamia plus vegetable garden & herbs ..list goes on! You are also surrounded by lorikeets, kookaburras, ducks, chickens, and other domestic farm animals.

This property also offers plenty of opportunity for water sports as it is only 20 minutes to Wellington Point and Wynnum Esplanade. With easy access to a boat ramp, you can also take a day trip to North Stradbroke Island which is Brisbane largest sand island. With ample wide and open areas, you have the options to breed your horses, build your designer pool, put in a tennis court, construct your mini golf course. The flat block made it so easy for parking many vehicles and perfect for your "toys" if you have a jetski, a vintage car, a caravan or your Harley, motorboat. Also, plenty of space to park your tractor, ride on mower, boat and even a forklift.

The owner has put in years of effort to upkeep and maintain the entire acreage. The layout plan of the house gives you the feel of openness and spaciousness throughout. The cute little beautiful pond that allows ducks and swans to swim in it makes you feel you are staying in a holiday nature reserve resort 24/7.

The amount of development in Hemmant at the moment is just phenomenal! Population growth in Brisbane is experiencing exponential increase hence it's a matter of time that Brisbane City Council start to release more land for subdivision. Many acreages around this property has already been subdivided and the most recent SALE is a near 1 acre block that has been sold for \$1.85mil.

This property will be perfect for your retirement, land banking or just to enjoy a work-life balance due to its proximity to parks, natures reserves, Moreton Bay and close to job opportunities and infrastructures.

### **Property Features**

The property offers:

- 2 Land dimension of Width 63m X Length 307m
- 2 street frontages (access from Fleming Road and Foley Road)
- 1 wide covered alfresco at front entrance
- House: Rooms with 2.7m to 3m high ceiling
- 4 good size bedrooms (only 1 with wardrobe)
- 2 studies and a multi-purpose sunroom
- 1 Bathroom with laundry
- 2 separate toilets
- 1 extra-large open plan kitchen surrounded by open glass windows
- 2 separate good size marble benchtops
- 1 stove with gas cooking
- 1 spacious family rumpus can fit a standard table tennis table
- 1 huge locked-up garage (6.1 m wide x 12 m long x 3.5 m high) easily can fit 4 cars
- Carport: Designed for big boat 4.1m wide x 5- 6m high, with ample space for extra vehicles, large boat, caravan, trailers and all maintenance equipment
- Over 3000 cubic square meters of top soil filled up onto land already

#### Water:

- Full pressure town water
- Eco hot water system cost \$6000 back then
- 46 m<sup>3</sup> cube rainwater on 2 tanks.
- Dam water for plants /wild animal to swim and stay.
- Licence /permit to pump water from the creek for plants and animals.

#### Electricity:

- 4.2 Kilo watts ;24 panels; always get repay back from electric company

#### Location

The property is centrally located to enjoy the convenience of shopping centres, medical services, schools, and amenities. Proximity to major arterials which include Lytton Road, Port of Brisbane Motorway, Gateway Motorway provides easy access to transport connectivity across the north and south of Brisbane.

#### Transport:

- 700m to nearest Bus Stop
- 2.8 km to Hemmant Rail station
- 2.4km to Brisbane Port
- 14.3km to Brisbane Airport
- 15km to Brisbane City

#### Schools:

- 2 km Wynnum West State School,
- 1.7 km Brisbane Bayside State College.
- 2.2 km Moreton Bay College
- 16.3 km Griffith University Nathan Campus.
- 21 km The University of Queensland.

#### Shopping places:

- 700 meters Tingalpa shopping / Local shops
- 1.7 km Wynnum shopping plaza
- 8 km Carindale Shopping Centre
- 8 km Morningside Central Shopping Centre

#### Hospitals:

- 2.5 Wynnum-Manly Community Health Centre.
- 14 km Children's Health Queensland Hospital
- 20 km Royal Brisbane and Women's Hospital
- 20 km Redland Hospital

#### Place of interest:

- Less 5 minutes to Wynnum Esplanade
- Less 10 minutes to Manly Boathouse
- 12.7 km Kangaroo Point Cliffs Park, Brisbane

#### Boat Ramps:

- Fleming Road boat ramp 1km from the house
- Others 5 boat ramps reach within 5 to 15 minutes
- Wynnum creek boat ramp

- Queen Victoria boat ramp
- Manly north boat ramp
- Manly south boat ramp
- Tingalpa creek boat ramp

Rent out back yard spaces /like next door

- For containers
- Trucks parking
- Caravans Park
- Boats storage

Hurry to contact Lynda Lim at 0406 233 888 or Ronnie Lo 0433 575 330 for any inquiry and private inspection!!

**\*Disclaimer\*** All information contained herein is gathered from sources we consider to be reliable however we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.