

Sold

11 Arosa St, Jamboree Heights



## UNDER CONTRACT!

Walk through the gorgeous solid timber double front doors and you are instantly greeted with high ceilings in the entry way. This large family home features a large balcony that stretches the whole width of the house, unique only to this property. This home is in a prime location with Mount Ommaney Shopping Centre a short 200m away with its great shopping, soon to be built cinemas and new 8 street food precinct created by David Wu.

This home has been beautifully updated and features an updated kitchen with ample prep space, a large breakfast bar, water filter system and Ariston gourmet appliances including a combination gas and electric stove, electric oven and range hood. This updated kitchen also features custom cabinetry adding even more storage options in this already spacious kitchen. The open plan layout makes entertaining family and friends easy, and you can watch the kids play in the lounge area whilst you are in the kitchen. There is an abundance of natural light with large windows positioned throughout the home, with new blinds installed.

A large merbau deck with views to Mt Coot-tha connects the home to the largest useable backyard in the street. This home is well positioned on the large block and there is the scope/opportunity to add a one or two storey granny flat without the need for council approval (can possibly be larger with approval from council). Link as follows <https://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/fact-sheets/granny-flats>

Some key points from the owner

- One of the biggest properties in the street with the largest usable backyard in the street
- Polished timber floors
- Large merbau entertaining deck with views to

3 2 2 725 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2083
<b>Land Area</b>	725 m2

## AGENT DETAILS

Jan Laing & Alan Peters - 0411 427 452

## OFFICE DETAILS

Innovation Real Estate  
31 Horizon Dr Jamboree Heights,  
QLD, 4074 Australia  
0411 427 452



Mt Coot-tha - Newly Rendered and painted inside and out - Spacious updated kitchen with custom cabinetry, ample storage and large breakfast bar. - Upstairs also includes three spacious bedrooms – two with built in robes and third with plenty of further storage, newly renovated bathroom and open plan living. - Downstairs features a lounge/rumpus room, study, a second renovated bathroom, laundry and under stairs storage. There is also a kitchenette that leads out to a patio which is a perfect place for breakfast or a quiet coffee. -Double lock up garage with parking space for 3 cars (one side is tandem parking), and storage for a trailer. Also side gate can be altered to allow for parking of a further two cars - Plenty of entertaining space with an outside patio, front porch and balcony. With the balcony stretching along the whole length of the home, like no other home in the street. - Air conditioning, security screens, CCTV and alarm system. - Established garden including fruit trees, horseradish, potatoes and much more. There are also three purpose built raised garden beds and three composting bins - Retractable 6 line washing line - Stone retaining walls unique to this property - Fully fenced and proper drainage installed around the home - With a lockable door off the front entryway the downstairs is an ideal space to run your business from or it could be utilised as extra living area making the home dual occupancy. - A one or two storey granny flat can be added behind the home without the need for council approval. Extra rental income could be achieved

<https://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/fact-sheets/granny-flats> - Great potential rental returns - 200m walk to Mount Ommaney Shopping Centre with 8 Street Food precinct and soon to be cinema precinct - Minutes from great public transport links, a public library, YMCA, local gyms and parks - 14km to Brisbane's CBD and quick Centenary Highway Access

The backyard of this home is a gardeners dream with ample space for growing your own food and becoming self-sustained. Currently being grown in the garden are lemons, limes, blood oranges, dragon fruit, fresh horseradish, potatoes and much more. This garden also features three purpose built raised garden beds and three composting bins which are spread out throughout the garden for organic composting.

The first floor of this home also contains a newly renovated bathroom featuring chrome fittings, a custom granite double vanity, spacious shower and separate toilet. There is ample storage in the hallway with a double door linen cupboard and broom cupboard. Further to this there are three spacious bedrooms, two with large built in robes and custom made mirrors and the third bedroom has plenty of further storage.

With a separate lockable door from the entry area the downstairs is perfect for a business, dual living/occupancy or just as extra living space. It features a large lounge/rumpus area, study, a second newly renovated bathroom, laundry, kitchenette and patio area.

This home is alfresco living at its best, with many entertaining spaces throughout this large home to suit all members of your family from the open plan area upstairs to the large entertaining deck off the updated kitchen, the patio out the back and the balcony and porch out the front. Sit and relax with a drink made with fruit from your own yard and listen to the birds sing or have a party, the choice is yours.

This homes location and also the family friendly area it is in make it a great prospective investment for an astute investor with a great potential rental return. Also close to four major primary schools, including the popular Jamboree Heights State School (within walking distance) and the highly sought after Centenary

State High School.

This home is perfect for raising a family or as an investment property for an astute investor, so call Jan or Alan for your private inspection!

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