



41 Apex Avenue, Kippa-ring



Knock Me Down – Extreme Reno - Development Opportunity

CONTRACT CRASHED - BE QUICK!

I'm not going to lie - the photos make this one look good. There is no doubt that the home needs a lot of love from the ground up – this is a renovation project not for the faint hearted. The termites have already had a go at redecorating, the gutters and the roof have rusted through in places and there is not an area inside and out that does not need significant attention.

The good news is that the block is very conveniently located super close to schools, shops and medical facilities. The Kippa-Ring Train Station is within walking distance as are day cares, restaurants and fast-food outlets. The street, however, is still very quiet and family friendly.

This property is perfect for those looking to knock down and rebuild. The block is a healthy 615sqm and has a 17.3-meter frontage and length of 34.8-meters.

Alternately take advantage of the zoning the property sits in - Urban Neighbourhood Precinct, General Residential. This is an area when the Moreton Bay Regional Council is encouraging an increase in the density of housing. This means the area is looking at solid growth, redevelopment and increased capital growth. Here you can build units, townhouses, granny flats or dual living options. This property is also a suitable location for a home-based business or rooming accommodation. There are lots of possibilities. There is a building height allowance of a max on 27meters. The zoning of the property is a key sign to its great location - less than 200m to major shopping facilities (Peninsula Fair Shopping Centre and Kippa-Ring Village Shopping Centre), Schools, medical facilities and public transport including bus transport and the Kippa-Ring Rail Station. If you don't have a car, it is easy to get around from here. The beachfront is less than 3km away and from here there is easy access north and south to the highway.

3 bedrooms 1 bathroom 3 car spaces 615 m²

Price	SOLD for \$519,000
Property Type	Residential
Property ID	2003
Land Area	615 m ²

Agent Details

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Office Details

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The property currently boasts:

- In ground pool
- Side access to a 2-bay shed at the rear of the block
- Downstairs is the laundry and storage space
- 3 bedrooms
- Timber kitchen
- Partly renovated bathroom with a shower over the bath and a toilet
- Sunroom
- New rear Colourbond fence

My owner bought this one to take on the project, but circumstances have meant they cannot carry on. If you think this one would suit and you're up for the challenge, get in touch today.

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