

**44 Vivian St, Eastern Heights, QLD 4305****Sold - \$428,000**House   

## PERFECT INVESTMENT OPPORTUNITY

LARGE RUMPUS AREA  
POLISHED TIMBER FLOORING  
3 BEDROOMS, 2 BATHROOMS  
FLAT, FLOOD FREE 630M2 BLOCK  
5000L WATER TANK AND 5KW SOLAR  
PRIME POSITION LOCATION

**Open for Inspection**

By Appointment.

Calling on all astute investors or first home buyers looking for the perfect property to move into or add to a portfolio. Nestled on a large 630m2, flood free block, this gorgeous, split level home will be sure to impress.

As you enter this property via the front door you will be greeted to a functional sun room that follows through to the spacious lounge room. Complete with a ceiling fan and air-con unit, this natural light filled room would be the perfect spot to comfortably relax after a long week.

Adjacent from the lounge room is the decent sized modern kitchen that offers the cook of the family plenty of bench and cupboard space, as well as a dishwasher for convenience. The dining area is a great space for a dining table and to enjoy quality family meals.

Showcased in this floorplan are 3 great sized bedrooms, with two bedrooms containing built-in robes, whilst the other offers enough space for a wardrobe if required. Buyers will love the polished timber floors that run through the top level of the property.

Found within easy access for household members to utilise is the updated and modern main bathroom which is handily located between all bedrooms boasting a large corner bath. Buyers will appreciate that there is also a second bathroom located next to the great sized laundry for added convenience.

Through access via bedroom 3 and / or the 2nd bathroom, you will find the large rumpus area. This blank canvas truly allows buyers to transform this area into whatever they desire.

Outside you will find the large, flat backyard providing children and pets with more than enough space to play and run free.

### Listed By

Glenn Ball  
Phone: (07 ) 3281 3800  
Mobile: 0432 822 457

Lisa Jensen  
Phone: (07) 3281 3800  
Mobile: 0402 367 151

