

That's an error.

That's all we know.







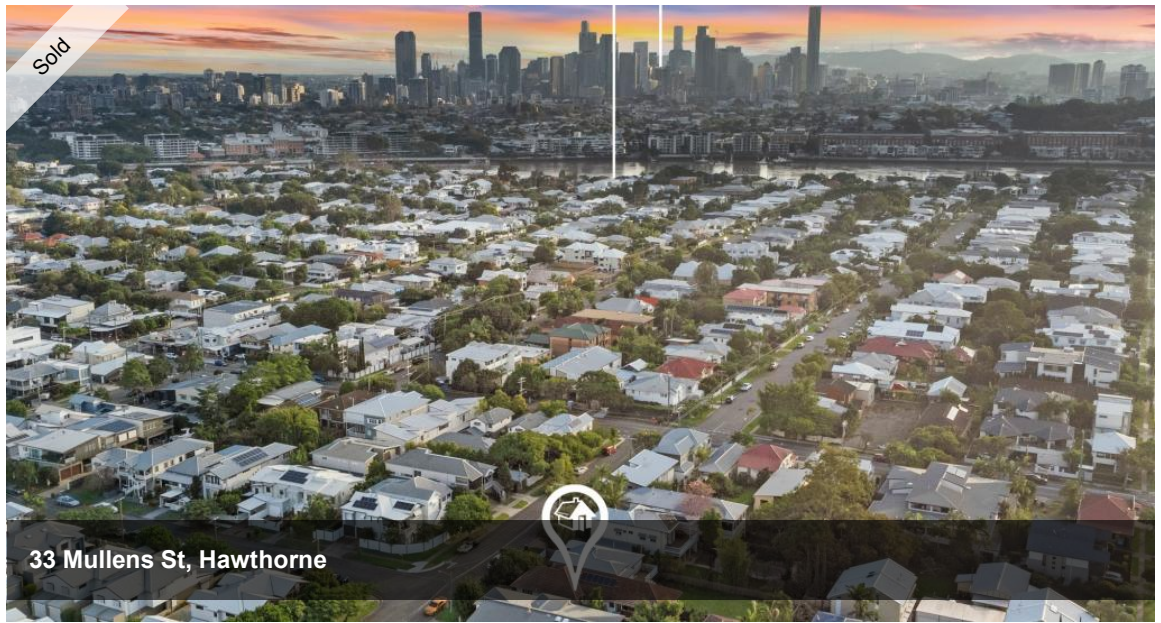












33 Mullens St, Hawthorne



### HAWTHORNE POT OF GOLD

When the best athletes in World storm into Brisbane City for the 2032 Olympic Games all in search of the elusive GOLD, the new owner of 33 Mullens Street will already hold bragging rights for real estate GOLD. Some of the smartest real estate minds in the country will be tempted to enquire on this 5 bedroom family home, that also includes a recently completed (2019) separate 1 bedroom unit at the rear of the block. A valuable family location combined with a possible rental return of over \$70,000\* per year make it impossible to determine whether the new buyer will be a real estate genius adding to their property portfolio or a family looking to secure a large residence on the fringe of the CBD of Brisbane City. Either way we welcome your enquiry for further details.

Features to be admired ...

607m2 level plot of valuable Hawthorne land comprising of 2 separate dwellings

Further plans have been drawn to increase the density and enhance the already extensive main residence. (These plans will be passed over to the new owner)

Main residence has 3 bedrooms (master with ensuite) on the upper level plus a second main bathroom

All 3 bedrooms have split system airconditioning

Warm timber flooring features throughout including the extended kitchen, living / dining area

Doubles doors lead to spacious outdoor decking, beautifully elevated and north facing. This will be the "go to area" for all family gatherings and entertaining

A secondary living area (25m2) is available in a formal setting away from the kitchen area

Lower level of main residence provides a fourth bedroom option plus study plus further storage

It is also fully self-contained including functional kitchen and an ensuite bathroom

Kitchen has its own Fisher & Paykel dishwasher and this lower level is also

5 4 607 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	5287
<b>Land Area</b>	607 m2

#### AGENT DETAILS

Justin Voss - 0400 822 069

#### OFFICE DETAILS

Sippy Downs  
 Shop 2B/1 Chancellor Village  
 Boulevard Sippy Downs, QLD, 4556  
 Australia  
 07 5445 6500



air conditioned

Plenty of options exist for a parents retreat in this area or some extra income from renting this area out

A large undercover area on the lower level provides the opportunity to further increase the size of the property with the approvals that are in place

Having consideration for the style and appeal of the main residence the current owner handpicked a fastidious builder to construct a 49m<sup>2</sup> 1 bedroom separate unit

The unit caters for privacy and has its very own outdoor area along with private entry and access

It is fully equipped with a spacious kitchen, new appliances and air conditioning

We have left the unit vacant for the purpose of selling however we expect a weekly rental return of \$450 per week for a permanent tenant

Café's, cinema's city cat access all virtually on your front door step and within easy walking distance

Hawthorne Park nearby along with outstanding schooling (Lourdes Hill college and St Peter & Pauls school)

Morningside train station less than 2k away

Having consideration for the 6 most important factors in a real estate purchase (Location, Amenities, Appearance, Land size, Development potential and neighbourhood) we believe this home scores a 10/10. The current owner has lived here for over 28 years and this tightly held street does not provide golden opportunities like this one very often. Call Justin 0400 822 069 or Toni (0419 994 189) for further details

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*