

Sold



37 Matthew Flinders Dr, Caboolture South



## GREAT INVESTMENT OPPORTUNITY - DUAL LIVING AT IT'S BEST

Are you hoping to bring the extended family to your new home? Or maybe give the teenage kids a bit more space. Look no further, this one has a council approved 2-bedroom Granny Flat plus the well looked after main house! This outstanding, owner-occupied property offers the perfect blend of comfort, convenience, and versatility.

Narelle Cordaro from All Around Realty is super excited to bring to market 37 Matthew Flinders Drive Caboolture South. This property presents a great opportunity for the astute investor looking to maximise income or the larger family looking for their own space- all in a very convenient location. The First home buyer would also capitalise on a property such as this live in the house and rent out the dwelling to supplement your mortgage payments.

Potential Rent Return - \$810 to \$840 per week

Positioned on a 630m<sup>2</sup>, flood free block, this home's location is absolutely perfect. Nestled in a beautiful quiet neighbourhood in the heart of Caboolture South, sitting between Morayfield, Caboolture, and Bellmere. Plus, the added convenience of public transport, schools, day centres, shopping facilities, and medical centres only minutes and walking distance from your front door. You will enjoy a relaxing stroll around the community and along the numerous pathways to beautiful parklands such as Centenary

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**Price**

SOLD for  
\$735,000

**Property Type**

Residential

**Property ID**

318

**Land Area**

630 m<sup>2</sup>

### Agent Details

Narelle Cordaro - 0466 683 684

### Office Details

All Around Realty Pty Ltd  
0466 683 684



Lakes.

This property offers a rare dual living opportunity with 5 Bedrooms, solar power, side access and fully fenced. Whether you're looking to accommodate extended family, generate rental income, or simply enjoy the benefits of a versatile property, this address presents an attractive and functional options.

#### EXCITING KEY FEATURES:

##### MAIN HOUSE

- 3 Queen size bedrooms all with built in robes, air conditioning and fans
- Huge living/dining area with air conditioning
- Partially renovated kitchen with dual pantries and dishwasher
- Main bathroom with separate shower and bath
- Separate Toilet
- Internal laundry
- Air Conditioning in every room
- Undercover entertaining area
- Remote controlled double garage
- Solar powered Electric gate, no need to get out of the car when it is raining
- Security screens throughout
- Solar Power plus solar hotwater
- Water tank plus Gutter Guard
- Low maintenance landscaping
- 2 garden sheds, one for each dwelling, for all the storage needs
- Side Access
- Fully fenced to keep the little ones and fur babies safe and sound

##### GRANNY FLAT

- 2 Air-conditioned bedrooms with built in robes, one with a study nook
- Versatile Kitchen with pantry
- Air-conditioned living/dining area
- Internal Laundry
- Main bathroom with shower and toilet
- Concrete Ramp with rail from the entertaining area to the granny flat

Don't miss this fantastic opportunity to own a beautiful home in a prime location. This property has it all - space, convenience, versatility, and energy efficiency. Act fast and make it yours today!

Potential Rent Return - \$810 to \$840 per week

For a chance to explore the potential of this dual living gem, contact Narelle Cordaro from All Around Realty on 0466 683 684 to discover all that this property has to offer.

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