



**77 Pullen Rd, Everton Park**



**PRIME LOCATION WITH INCOME POTENTIAL - HOUSE AND GRANNY FLAT**

This lowset postwar home offers the buyer an array of possibilities - rent out both the house and the granny flat for dual income investment, live in the house and rent the granny flat for extra income or live in the house and use the granny flat for the extended family or guests.

The location is fantastic with acres of parkland across the street and the CBD just 8 kilometres away. Walk through Teralba Parklands to Mitchelton Train Station and Brookside Shopping Centre or the local buses are within walking distance. Easy access to a myriad of good primary and secondary schools both private and public and every other amenity you could desire.

\*The home offers plenty of space for the family to enjoy a relaxed lifestyle with a large sunroom at the front of the home, separate lounge room and a good size rumpus to the rear of the property.

- \* Four bedrooms with built in robes and ceiling fans
- \* Large updated kitchen with ceramic cooktop, rangehood, pantry, plenty of storage and good bench space
- \* One bathroom with shower over the bath and inclusive toilet
- \* One bathroom with shower and toilet
- \* Ceiling fans and split system air conditioning throughout
- \* 5KW solar power to the house and gas hot water system
- \* The fully fenced garden is a pleasant place for the family to enjoy outdoor living
- \* Double carport

The granny flat has one bedroom with walk in robe and ensuite, well equipped

5 3 2 615 m2

**Price** SOLD for \$629,000  
**Property Type** Residential  
**Property ID** 1377  
**Land Area** 615 m2

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kitchen with gas cooking and pantry and an open plan living and dining area and is separately metered for electricity.

The rental potential for the house is \$460 per week and the granny flat is \$250 per week.

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