

**103 Nudgee Road, Hamilton, Qld 4007**



**Sold House**

Friday, 3 November 2023

103 Nudgee Road, Hamilton, Qld 4007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Leigh Kortlang  
0400434244

**\$1,075,000**

Auction // Saturday 25th November at 12:30pm In Onsite Boasting position and potential on a commanding 1,012sqm allotment, this character-filled Queenslander is ripe for renovation or redevelopment. Held by the same family since it was built, you are presented with an extraordinary opportunity to rejuvenate this stately home. Occupying a flat land parcel with a massive backyard, the rear of the site can be transformed into a family hideaway with a brand-new entertaining area and swimming pool or redeveloped with multiple new townhouses. Retaining its character frontage and period charm, you can return the house to its former glory and bring new life to the traditional timber floors, stained glass windows and VJ walls. With excellent scope to renovate, the house features separate living and dining rooms, a kitchen, three bedrooms, one bathroom, two sleepouts, and an enclosed verandah upstairs, plus a spacious under-house storage area, providing an outstanding opportunity to raise and build-in. Property features:- Character Queenslander on a 1,012sqm allotment with 20m frontage- Opportunity to renovate and redevelop- Retained timber floors, VJ walls, high ceilings and stained glass windows- Enclosed verandah, living room, dining room and kitchen/meals area- Three bedrooms, two sleepouts and one bathroom- Create a family oasis and add a new entertaining area and a swimming pool\*- Opportunity to raise and build-in the under-house storage area and garage\*- Redevelop the massive backyard and build new townhouses\* Residing in an ever-popular riverside suburb, this property presents a lifestyle opportunity close to every amenity. Racecourse Road's famed cafes, restaurants, and shopping are just 650m away, and Portside Wharf is 1km from your door. You can watch the horses at Eagle Farm and Doomben Racecourse and enjoy recreation on the nearby Riverwalk, local parks, Northshore Tennis Park and Royal Queensland Golf Club. Doomben train station, buses and the CityCat provide excellent public transport, and the Gateway Motorway and Kingsford Smith Drive are moments away. Only 350m from Hamilton State School, close to renowned private colleges, 8 minutes to Brisbane Airport and 15 minutes to the CBD, this location ticks every box for convenience. \*\*Disclaimer:\*\* Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. \*\*AUCTION DISCLAIMER:\*\* Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.