

# 11 Clarendon Street, East Brisbane, Qld 4169

## House For Sale

Friday, 3 May 2024



11 Clarendon Street, East Brisbane, Qld 4169

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 607 m2

Type: House



Courtney Caulfield  
0401031668



Simon Caulfield  
0437935912

## Top Offer closing Mon 20th May at 5pm

Set on a 607sqm elevated allotment featuring dual street access, this two level property with a swimming pool presents an exceptional opportunity in sought-after East Brisbane. Move in and enjoy or transform, with the property currently offering two lots; a reconfiguration would be required. There is also the option to build an entirely new residence (STCA). This sensational home is in walking distance of Anglican Church Grammar School, the Mowbray Park Ferry Terminal, the iconic Gabba Cricket Grounds and the soon-to-be-constructed Cross River Rail Woolloongabba station precinct. Showcasing classic charm, the property boasts an attractive character facade and picket-fenced front gardens. Inside, you will find delightful touches such as VJ walls, lofty ceilings and decorative breezeways. On the residence's upper level, an enclosed front verandah leads to a generous living area with carpeted floors. An adjoining dine-in kitchen displays an island bench, stainless-steel appliances and ample cupboard storage. A true highlight for the home is its large covered rear deck, which lends itself to both grand and intimate gatherings. Here, share an al fresco meal, host a fabulous barbecue or unwind with a refreshing drink. An external staircase steps down to a fully-fenced grassed rear yard benefitting from mature gardens, a covered patio, Ashfield Street access and a sparkling in-ground swimming pool. Finishing the upper level is a sizeable master bedroom and a second bedroom; both have built-in robes. There is also a tidy main bathroom encompassing a shower over a bath. Downstairs, another two bedrooms are serviced by a second full bathroom boasting a separate shower and spa bath. A second living area opens out to the rear yard, providing fabulous 'break away' spaces for families. Complete with a functional workshop area and an upper-level laundry, the property also includes a secure single garage, off-street parking for a second car, marvellous storage, ducted air-conditioning and ceiling fans.

11 Clarendon Street presents an array of opportunities for those looking to buy in a blue-chip suburb with plenty of future growth or develop (STCA). Close to a multitude of shops and dining options, this spectacular residence is only a stone's throw from Raymond Park's sporting amenities and the Mowbray Park Ferry Terminal. Numerous city-bound bus stops and Kangaroo Point Cliffs Park's scenic walking paths are nearby. Falling within the East Brisbane State School and Coorparoo Secondary College catchment areas, this excellent home is just metres from Anglican Church Grammar School. Saint Joseph's Catholic Primary School and Lourdes Hill College are easily accessible from this address, as well. Council Rates: \$704.85 per quarter approx. Do not miss this exclusive opportunity - call to arrange an inspection today.

**Disclaimer** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.