

# 12 Albion Street, Woolloongabba, Qld 4102



## House For Sale

Thursday, 16 May 2024

12 Albion Street, Woolloongabba, Qld 4102

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 425 m2**

**Type: House**



Patti Steele  
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## **\$850,000 plus buyers**

Nestled right in the heart of Woolloongabba and bordering onto East Brisbane, this high set Colonial home, presents a compelling opportunity for first home buyers, renovators, and investors alike. Requiring significant renovation, its location adjacent to Woolloongabba Rotary Park and South City Square, near the Antique Centre at The Gabba, public transportation hubs, and CBD access, makes it an enticing prospect for creating an inner-city retreat. Boasting a generous 425m<sup>2</sup> block and ample off-street parking, this property holds immense potential for capital growth. Key Features Include:

- Colonial home elevated on stumps
- Spacious 425m<sup>2</sup> block
- Two bedrooms plus an enclosed sleep out
- Generous sized living/dining area with 13ft high walls
- Backing onto the Woolloongabba Rotary Park with basketball court and dog park
- Abundant off-street parking, suitable for multiple vehicles including a caravan or boat
- Long-term tenant in place on a periodic lease

With endless possibilities and hard work awaiting within its walls and outside as well, this property invites those prepared with a vision to embark on the journey of shaping it into a modern inner-city property! Inspections are available by appointment only. For more information, contact Patti Steele on 0402 908 271.