

12 Leybourne Street, Chelmer, Qld 4068



Sold House

Wednesday, 27 March 2024

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Bedrooms: 3

Bathrooms: 1

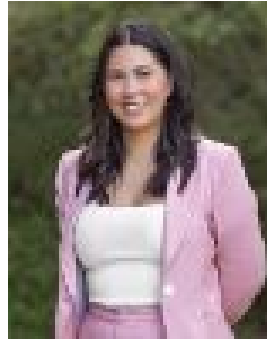
Parkings: 2

Area: 810 m2

Type: House



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\$1,074,000

POTENTIAL TO SECURE RARE 810SQM ALLOTMENT IN PRESTIGIOUS RIVERSIDE CHELMER Positioned in a charming Chelmer street, only footsteps from parkland, the riverfront and transport, this post-war house on a flat 810sqm parcel offers a world of opportunity in a coveted lifestyle suburb. Presented in mostly original condition with side access and a north/south aspect, the property is perfect for buyers wishing to move in, rent out, renovate, split the block, or build a brand-new family residence. * Subject to council approval. You can make yourself at home in the study, kitchen, living area and dining space, featuring polished timber floors and air-conditioning. The massive backyard is a kid's dream, with lots of space for sports and games and room to accommodate a swimming pool or entertaining pavilion.* Three bedrooms and a bathroom are upstairs, a laundry, storage area and workshop are below, and the property provides undercover parking via the carport and garage. Property highlights:- Post-war home on a flat, north/south 810sqm allotment- Opportunity to renovate, subdivide or rebuild*- Study, living and dining area with air-conditioning- Kitchen featuring a gas cooktop and stainless steel oven- Big backyard with room for a pool and entertaining retreat*- 3 bedrooms, including 2 opening to the front balcony- 1 bathroom with a separate toilet, separate laundry downstairs- Side access, carport and a lock-up garage/workshop- Undercroft storage and a garden shed. Nestled amongst family homes in a leafy street, this residence offers a peaceful lifestyle in a picturesque setting. Faulkner Park, Graceville Memorial Park, sporting fields, playgrounds and dog parks are only a moment's walk away, and you can enjoy strolls along the riverfront. The tennis centres and golf courses at Corinda, Oxley, Tennyson and Indooroopilly are also nearby, and you can venture 600m to the cafes and restaurants at Graceville, 1.2km to Regal Cinema, and 2km to Indooroopilly Shopping Centre. Just 750m from Chelmer train station, within the Graceville State School and Indooroopilly State High School catchments, and moments to Christ the King, St Peter's, St Aidan's, and the UQ campus, this location has it all. * Subject to council approval. **DISCLAIMER:** Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information. Any personal information provided to Cameron Crouch Property T/As Ray White Sherwood, will come under the terms set out in our Privacy Policy, which can be found here for your convenience: <https://www.raywhite.com/privacy>.