

# 13 Egbert Street, West End, Qld 4101



## House For Sale

Thursday, 26 October 2023

13 Egbert Street, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Auction

**Auction Location:** Onsite This cosy and charming circa 1920s cottage is ready for its next chapter. Occupying an easy-care 304m<sup>2</sup> block, explore your options to move in and enjoy this maintained inner-city haven as is or renovate and unlock its full potential. Space and sunlight embrace the lounge room, while the eat-in kitchen is generously sized and perfect for easy meal prep, thanks to the ample bench space. Abundant cabinetry ensures storage isn't an issue, with this carried through to the main bedroom, appointed with a triple built-in robe. A second bedroom and study also feature, along with a bathroom that pays homage to the home's heritage, accented by traditional tessellated tiling and timber elements. Outdoors, the covered back deck is ideal for alfresco entertaining, while the backyard awaits your magic touch – a new veggie patch, perhaps, or colourful gardens? A single garage and additional off-street parking are extra bonuses, removing the hassle of searching for a roadside place to park. Nestled on a quiet, no-through traffic street, not only is it zoned for popular Brisbane State High School and West End Primary, but the latter is just a 500m stroll from your front door. In fact, you'll soon adopt a “walk-everywhere” way of life, with all your essentials accessible on foot. Shopping, dining, medical and wellness options beckon in nearby Montague Markets or stock up on fresh produce at Davies Park each Saturday, home to the vibrant West End Markets. A tempting selection of restaurants, cafes and bars are on your doorstep, with West Village, Southbank and Brisbane River parklands also within easy reach. Add in the plentiful public transport and proximity to the Brisbane CBD and it's easy to see why this location is sought-after by so many. Now is the time to capitalise on the character, convenience and potential this cottage offers. Don't delay. AUCTION onsite 18th November @ 11am if not sold prior

**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 purpose. This property has been digitally staged.