

# 147 Princess Street, Kangaroo Point, Qld 4169

## House For Sale

Thursday, 7 December 2023

147 Princess Street, Kangaroo Point, Qld 4169

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 355 m2

Type: House



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## Auction

IN-ROOM AUCTION EVENT | Wednesday 20th December 2023 at 6:00pm at the Harcourts Inner East office at 4/57-59 Oxford St, Bulimba. This charming period home has been beautifully renovated while retaining some original features achieving the perfect blend of character and modern convenience, all located within walking distance from cafes, shops, transport and The Gabba. Step inside and be welcomed in with gorgeous original details such as high ceilings and timber flooring. The living area is warm and inviting with plenty of space for the whole family while period features such as ornate fretwork and leadlight panels on the front door add to the character of the home. Tastefully renovated, the kitchen is light and airy with a 900mm gas stove, farmhouse sink and a servery to the spacious covered outdoor dining area overlooking the backyard. Downstairs, there is a second living area that flows out to the lower deck and leafy yard. The clever layout allows for flexible living arrangements or dual living potential with two bedrooms, a living area and a bathroom upstairs, and two bedrooms, bathroom, a second living space, and separate exterior access downstairs. Features we love include: • 4 bedrooms, 2 bathrooms, covered parking space • Covered outdoor deck with leafy elevated views • Formal dining room or study space • Second living area downstairs • French doors lead out to the lower deck and backyard • Separate laundry • Timber flooring • High ceilings • Modern kitchen with 900mm gas stove and farmhouse sink • Kitchen servery out to the deck • Large backyard for the kids and pets to play • Originally built in 1900 • Walking distance from The Gabba • Close to shops, cafes and transport • 1.6km from Mater Hospital • 1.8km from QUT Gardens Point Campus • 2.6km from Southbank • 3.5km from Brisbane's CBD Positioned just 400 metres from The Gabba, the home is close to shops, numerous dining options, Raymond Park and the Brisbane River while the CBD is just 3.5km away. Whether you are searching for a centrally located home, an investor wanting to add to your portfolio, or looking for dual living potential in a prime position, this property will not disappoint!