

15 Churchill Street, Graceville, Qld 4075

House For Sale

Wednesday, 3 April 2024

15 Churchill Street, Graceville, Qld 4075

Bedrooms: 4

Bathrooms: 2

Area: 810 m2

Type: House



Gary Eaton

0403086251

Auction

This eye-catching 'Colonial Queenslander' is a classic work of art, but as you can see from the photographs is in need of major repair. It was originally built in Ipswich in circa 1897 and relocated to Graceville in late 1946. The current Owner has held the property for the past 40 years. The property is perfectly located with easy access to shops, schools and transport. It is just a short 5-minute stroll to both the Honour Ave Cafe/ Restaurant precinct featuring cafes, restaurants, the Graceville Train Station and Regal Cinema, and the Graceville Fiveways Shopping Centre featuring a Medical Centre, Physiotherapy Clinic plus restaurants. The home is in need of serious TLC. Before you start however, you will need to decide whether you want to leave the home at its current level, lower it, or raise and build-in under. BCC Approval would be required. Boasting 12' high ceilings, VJ walls and VJ ceilings, polished pine honey boards, and verandahs on all four sides, the home also includes an extension at the rear featuring a master bedroom with ensuite. Like all Queenslanders this home oozes charm and character, but it will need restumping, new verandah balustrades, and a new roof to name just a couple of the major repair items. NOTE: BCC confirmation will be required but it may be possible to reposition the dwelling onto one allotment by removing the verandah down the lefthand side of the home which was added after the home was relocated from Ipswich. This would free up the second allotment. The 'freed-up' allotment could then be sold to fund the renovation of the original home. Each allotment is 405m² in area, has a 12.9m frontage and is 31.4m deep. It's an easy stroll to the Graceville Train Station, where trains depart for the city and Ipswich every few minutes during peak times. BCC Buses service the area, and the Great Circle Bus route passes through Graceville connecting 5 major shopping centres. The property is located in the heart of the Graceville education precinct. 15 Churchill St is positioned in the Graceville State School catchment area, and Christ The King Catholic Primary School is less than a short stroll away. Within a couple of train stops of the Graceville Train Station there are 3 Primary Schools - Sherwood Primary School, Corinda Primary School, and Corinda Saint Joseph's Catholic Primary School. There are also numerous kindergartens and childcare centres in the area. Also within a few train stops of Graceville there are 2 State High schools - Indooroopilly and Corinda, plus 4 Private High schools - St. Aidans Anglican Girls School, Ambrose Treacy Boys College, St. Peters Lutheran College which is a co-ed school, and Brigidine Girls College. The University of Queensland (UQ), Griffith University, and Queensland University of Technology (QUT), are also easily accessible by public transport, or just a short drive. A number of Public, Private and Day Surgery hospitals are located within a few minutes drive - The Wesley at Auchenflower, Princess Alexandra (PA) at Woolloongabba, and QE2 at Coopers Plains. The Chelmer to Oxley south-west corridor is also adorned with sporting facilities like the Western Districts Netball Assn, Graceville Hounds Rugby League Club, Graceville Hounds Touch Football Assn, Western Suburbs District Cricket Club, Corinda Horse Riding Club, Sherwood Magpies Australian Football Club, Pamphlet-Tennyson Sea Scouts, UQ Junior Bullsharks Rugby Union Club, Dunlop Pool Corinda, Brisbane Golf Club - Tennyson, Oxley Soccer Club, Oxley 9-Hole Chip and Putt club, Oxley Golf Driving Range, and the Oxley Golf Club to name few. BCC Rates \$825 p/qtr Urban Utilities \$406 p/qtr Call Gary on 0403 086 251 to arrange an inspection. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.