

# 17 Beattie Street, West End, Qld 4101



## House For Sale

Thursday, 16 May 2024

17 Beattie Street, West End, Qld 4101

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 304 m<sup>2</sup>

Type: House

## FOR SALE

Situated in a prime location, this residence presents an excellent opportunity for the savvy purchaser looking to enter the tightly held 4101 housing market. The property sits on a 304m<sup>2</sup> parcel of land with a lovely garden area that is remarkably tranquil, you'd never guess it's just 150m from Montague Road's Aldi and City Glider stop, then on to its additional wide range of amenities. Or stroll the other direction to Hardgrave Road's thriving restaurants, cafés and specialty shops. This 6-bedroom, 2-bathroom property spreads across two levels and offers two precious off-street parking spaces. Upon entering, you'll be greeted by a spacious living room and open-plan dining area that flows to a generous covered patio and spacious backyard. The retro kitchen provides ample storage space and a gas cooktop. The lower level also features one large bedroom, an internal laundry, and bathroom, for added convenience. The internal wooden staircase leads to five additional bedrooms on the upper level, one with a charming front balcony and another with a sunroom. The bathroom includes a bathtub with overhead shower and a separate toilet. Whether you're seeking a smart investment for the future, a central location for your family, or a renovation project to turn this into your dream home, we invite you to explore the possibilities. For investors, this property offers excellent rental options. It has been leased as compliant student rooming accommodation, with rooftop solar keeping the landlord's expenses low, and so this expansive property presents incredible rental potential. The location further enhances the appeal of this residence. Beattie Street is conveniently located near West End State School and Brisbane State High School, which provide premium educational options for your family. Additionally, the Davies Park Saturday markets, Cityglider bus stop, and West End's vibrant shopping and dining precinct are just a stroll away. Don't miss out on this fantastic opportunity to own a property that offers both incredible potential and great returns. We look forward to showing you through.

**Disclaimer.** The information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Any interested parties should make their own enquiries and obtain their own legal advice.