

**18 Camden Street, Albion, Qld 4010**



**House For Sale**

Thursday, 18 April 2024

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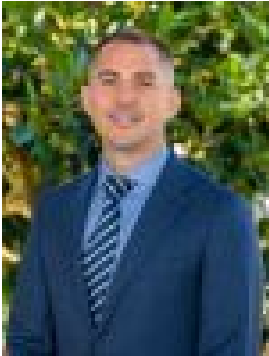
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Alexander Shean

0414841085

## Auction

Auction // Saturday 11th May 2024 at 10:00am Onsite Showcasing timeless beauty in the inner city, this charming home presents a world of opportunity and period appeal. Offered to the market for the first time in 30 years, the house is ready for your immediate enjoyment and awaits a new family to make memories for many years to come. With the chance to move straight in, rent out, or transform by raising and building in (STCA), you can create your dream home and lifestyle in this idyllic Albion pocket. Resting behind a picket fence on a low-maintenance 405sqm lot, the house displays rich character style, a triple gabled facade, and interiors filled with timber floors, leadlight glass, VJ walls, high ornate ceilings and French doors. Composed over a single living level, a large lounge and dining room, spacious kitchen, two bedrooms and a bathroom feature upstairs. Parking and storage are provided below, and the backyard is ideal for kids, pets and BBQs with friends. Property features include:- Triple gabled character home on 405sqm- Live in, rent out, or raise/build in (STCA)- Large living and dining rooms upon entry- Spacious kitchen with a gas cooktop- 2 bedrooms, 1 bathroom, 1 study and a separate toilet- 2-car parking via the garage and driveway- Original laundry was located downstairs however has been relocated upstairs for ease- Under-house storage area Positioned 4.9km from the CBD, this home offers lifestyle convenience in a superb setting. Albion station, bus stops, shops and dining are just 450m away, and buyers will benefit from upgraded transport, green space and lifestyle amenities in the upcoming Albion Exchange. Children are in the Eagle Junction State School catchment, and private colleges, including St Rita's, St Margaret's, Padua and Mt Alvernia, are moments from your door. Only 14 minutes from the airport, 8 minutes from the RBWH, and close to recreation precincts, Riverwalk, Brothers Rugby and Albion Indoor Sports, this location has it all. Going to Auction on Saturday, May 11th - contact Alexander Shean today for additional details and inspection times. Rates: Approx. \$593.71 per quarter.\* Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.\*\* Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.