

**18 Elwyn Street, Northgate, Qld 4013**



**House For Sale**

Wednesday, 28 February 2024

18 Elwyn Street, Northgate, Qld 4013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Dwight Colbert

0732630600

## Best Offers By Monday 20th May 5pm

Positioned in a highly-sought after pocket of thriving Northgate, this fabulous Queenslander is ideally situated within walking distance to public transport, local shops, cafes, parklands and quality schooling and is an unmissable opportunity for astute developers, investors and owner occupiers alike. Situated high and dry and not within a flood zone, this charming 1940's Queenslander on 810m<sup>2</sup> already on 2 lots is the ultimate blank canvas and one can only envisage the endless potential on offer. Spoilt for choice and opportunity, the potential and convenience of this rare and in-demand property is sure to be a crowd pleaser amongst buyers and your inspection is highly recommended. Comprising of three good sized bedrooms, enclosed front sunroom, great sized eat-in kitchen, two bathrooms with endless character features along with ample storage underneath the home. A snapshot of features bound to impress:- \* Front enclosed entrance / sunroom \* Great sized living room with soaring high ceilings and gorgeous ornate corning with ceiling fan \* Spacious eat-in-kitchen with ample storage cupboards \* Three great sized bedrooms all with ceiling fans and main with air conditioning \* Two practical bathrooms \* Separate toilet \* Laundry underneath \* Ample storage/workshop area in garage \* Fenced and flood free 810m<sup>2</sup> block \* NBN Connection \* Plus much more! Additional Information: \* Rates \$738.10 per quarter \* Water \$409.85 per quarter \* Electric hot water and cooking \* Block dimensions - 20.4 mtr frontage x 40.4 mtr in depth \* 810m<sup>2</sup> block over 2 lots \* Lots 9 & 10 on RP34541 \* Sought after side access down both sides Located in this sought-after pocket of Northgate and proximity to an array of reputable schools, public transport options, Nundah Village, Brisbane Airport, DFO and Gateway Motorways along with Virginia Golf Club, Nudgee Beach, and walking/bike tracks. For further information and to arrange your inspection, please contact Dwight Colbert. We look forward to meeting you at 18 Elwyn Street in Northgate.