

19 Chorlton Street, East Brisbane, Qld 4169



House For Sale

Friday, 3 November 2023

19 Chorlton Street, East Brisbane, Qld 4169

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 972 m2

Type: House



Sue Buchanan
0409745480

\$1,900,000 +

Offering serenity, centrality and diverse development opportunities, this rare property set on a 972m² inner-city block across two lots is brimming with possibilities for the astute buyer. Aptly named 'Kingfisher House', the charming character home backs onto Kingfisher Creek and Bushland Reserve, affording a tranquil setting within nature whilst resting a mere 3.5km from the CBD. DA approved for two townhouses and an extension to the existing home to build a dual-living residence, there is further potential through a current application to realign the boundary and create a 399.6m² vacant block on a separate title. The opportunities at 19 Chorlton Street are aplenty, affording one of the most sought-after and versatile properties currently available to the market. Boasting an impressive 20m frontage, Kingfisher House displays an appealing façade that incorporates an inviting front deck and manicured gardens behind a white picket fence. The property flaunts traditional character elements through high ceilings, VJ walls, sash and casement windows, featuring elegant French doors, decorative fretwork and archways. The home comprises three generous bedrooms, each with access to one of the outdoor decks, the master bedroom featuring a private ensuite and walk-in wardrobe. The other bedrooms are serviced by the main bathroom with floor-to-ceiling tiles, shower over bath combination and laundry facilities. The open plan living, dining and kitchen are an entertainers' dream, flowing through to the whimsical rear deck that overlooks the scenic backyard and bushland. The kitchen showcases stainless steel appliances, stone benchtops, ample cabinetry and timber-framed pass-through window through to the back deck, making meal-times an absolute breeze. The north-facing property is also inclusive of a carport, air-conditioning in the living areas and master bedroom, side-access under-house storage. The elevated position of the home allows you to bask in the beautiful bushland views, native wildlife and birds, with the council already implementing plans to rejuvenate the Kingfisher Creek Corridor for improved connection and recreational opportunities. The pending approval of the sub-division application will result in the ability to split the block into two titles, affording the opportunity to create a vacant 399.6m² allotment to sell, hold or build upon. The proposed subdivision involves sliding and raising the existing home to create two separate blocks on their own titles (399.6m² and 572.4m²), enabling a lucrative investment opportunity. You may wish to extend and raise the existing property to create your family's dream home or take advantage of the existing DA for two town homes behind the dwelling. Located in a peaceful pocket of East Brisbane, the city-fringe location ensures peace and tranquility without sacrificing convenience. Walking distance to shops, public transport, the Gabba and schools including Churchie and Coorparoo Secondary College, the desirable locale is made further appealing through local projects including the Brisbane Metro, Cross-River Rail and upgrade to the Gabba Precinct. - 'Kingfisher House' charming character home backs onto Kingfisher Creek & Bushland Reserve – 972m² inner-city property 3.5km from the CBD- DA approval 2 x townhouses + extension to existing home for dual-living residence - Further development potential through current application to realign the boundary & create a 399.6m² vacant block on separate titleHome- Impressive 20m frontage/appealing façade that incorporates an inviting front deck & manicured gardens behind a white picket fence- Traditional character elements inc. high ceilings, VJ walls, sash + casement windows, French doors, decorative fretwork & archways- 3 generous bedrooms, each with access to one of the outdoor decks - master bedroom features private ensuite & walk-in wardrobe- Other bedrooms serviced by the main bathroom with floor-to-ceiling tiles, shower over bath combination & laundry facilities- Open plan living, dining + kitchen is an entertainers' dream, flowing through to the whimsical rear deck that overlooks the scenic backyard & bushland- Kitchen showcases stainless steel appliances, stone benchtops, ample cabinetry & timber-framed pass-through window through to the back deck- North-facing property also inclusive of a carport, air-conditioning in the living areas + master bedroom, side-access & under-house storage- Elevated position allows you to enjoy bushland views, native wildlife & birds - council plans to rejuvenate Kingfisher Creek Corridor for improved connection & recreationDevelopment - Existing DA for two town homes behind the existing home- Pending approval of sub-division application will result in the ability to split the block into two titles, affording a vacant 399.6m² allotment to sell, hold or build uponSubdivision involves sliding/raising the existing home to create two separate blocks on their own titles (399.6m² and 572.4m²), affording a lucrative investment opportunity- Extend and raise the existing property to create your family's dream home Location- City-fringe location ensures peace/tranquility without sacrificing convenience, walking distance to shops, public transport, Gabba Cricket Ground & schools including Churchie + Coorparoo Secondary College- Local projects including the Brisbane Metro, Cross-River Rail & upgrade to the Gabba Precinct further increase desirability & growth in the ever-evolving East Brisbane area