

**2 Agincourt Street, Grange, Qld 4051**

**McGrath**

**Sold House**

Thursday, 11 April 2024

2 Agincourt Street, Grange, Qld 4051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



Cayle Blaxland  
0425899751

**\$1,600,000**

Nestled within an extremely sought-after locale near the picturesque Kedron Brook, this post-war property rests on a level 582sqm corner block with a huge street frontage. Its tranquil surroundings offer a peaceful retreat, while still conveniently located near charming parks, sporting fields, Grange Library and within the coveted Wilston State School catchment. Boasting a prime position for a brand new spectacular home, this property also presents as a super neat and tidy cottage proving a lucrative investment for a variety of astute buyers. - Durable brick, chamferboard and tile construction- Highly convenient two street access in family-focused pocket- Surrounded by premium luxury homes and thriving new construction- New contemporary kitchen with butler's pantry, induction cooking, ample storage- Ducted air-conditioning for year-round comfort- Easily accessible single level layout ideal for downsizers- Moments away from walking/bike tracks around the Kedron Brook parklands- Idyllic North-South facing orientation with perfectly flat 582sqm block- Perfect knock-down/rebuild (STCA) or renovation opportunity with suitable site infrastructure- Incredible lifestyle location ideal for families, couples, or investors/land bankers