

**20 Stopford Street, Woolloowin, Qld 4030**



**House For Sale**

Thursday, 16 November 2023

20 Stopford Street, Woolloowin, Qld 4030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



Nicholas Given

## Auction

Situated on an elevated 810sqm block in an ultra-convenient pocket of sought-after Woolloowin, this quintessential Colonial provides the incoming purchaser with an abundance of options and is an opportunity not to be missed. Occupying two lots with a 20.2m frontage, the property would make the perfect 'liveable renovator' with endless potential to restore it to its former glory, but has the unique ability to be developed and already has DA approval in place for the addition of four townhouses. The current house is presented in perfectly liveable condition featuring three bedrooms, a large open plan living and dining room as well as a second rumpus room and adjoining kitchen. The entire home features original timber floors, VJ walls and high ceilings throughout with a beautiful wrap around verandah making for the perfect spot to enjoy your morning coffee. Developers will have several options in a booming market that has seen similar projects attract significant interest from the market for finished product. Bordering the exclusive suburbs of Clayfield, Ascot and Hendra; Woolloowin is one of Brisbane's premier suburbs just 7km from the city. With Woolloowin train station only a short stroll away and easy access to the Airport Link Tunnel, Sandgate Road and Lutwyche Road multiple travel options abound. Positioned in the Eagle Junction State School catchment zone with quality Private Schools close by, this is an investment which cannot help but pay dividends into the future. Moments from cafés, restaurants, shopping centres, Albion Hotel, Kalinga Park and Kedron Brook Bikeway. Excellent proximity to Eagle Junction State School, Clayfield College, St Margaret's Anglican Girls School and St Rita's College. Just 7kms from Brisbane CBD, with Eagle Junction and Woolloowin Station within walking distance. Situated in a growth hot spot of Brisbane. For more information please contact Nicholas Given 0439 193 920