

22 Allbutt Street, Kuraby, Qld 4112



Sold House

Thursday, 10 August 2023

22 Allbutt Street, Kuraby, Qld 4112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 850 m2

Type: House

\$885,000

On a substantial slice of land in family-friendly Kuraby, this '80s-era brick home could look amazing with a thoughtful renovation or replace it with something more suited to your needs (STCA). Property highlights: - One owner property - first time on market and featuring solar panels plus solar hot water system and new roof (replaced two years ago) - Two lots in one titles - supreme southside location - Great walkability: three-minute stroll to train station, seven to Kuraby State School, nine to Wally Tate Park - Easy drive to Underwood Marketplace (five minutes), Runcorn State High (six minutes), M1 (nine minutes) - Current house: three beds, central bathroom, combined living/dining area off kitchen Yes, this home needs some love to make it shine bright again - you'll spot that straight away. But, if you're up for a project, it's worth checking out in person, cranking up the imagination, and then crunching the numbers. Of the home's two levels, the main floor is the primary living and sleeping quarters. Entering off a covered front verandah, it's straight into the tiled, fan-cooled living and dining room which sports charming timber detailing but requires attention where jobs started need finishing. Same story in the kitchen, a light-filled space accessible from both the lounge and the dining room. Blue benchtops contrast nicely in here with white cabinetry and there's a handy dining bar. From the lounge, it's up a few stairs to a central hallway off which there are three bedrooms and a full bathroom with a separate toilet - all crying out for a little 21st Century updating on the tiling front. Two of the three bedrooms are carpeted, two have built-in robes and one has air conditioning. External stairs down from a covered rear timber deck off the kitchen lead to an alfresco patio and into the lower level. Most of this floor sports concrete flooring and exposed ceilings but there's scope for improvement as the layout does offer several multi-purpose utility rooms and a big workshop space of around 37 sqm. A couple of the rooms down here are tiled and there's a kitchen fit out in one. Outside, a driveway runs from the street past the house to a double bay garage at the back of the property, where you'll also find a shed for yard storage and a big water tank. If you can see the potential of what already stands on this property, its two titles, or perhaps what you could create in this super southside location - then plan to check it out in person soon! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.