

22 Gladstone Street, Coorparoo, Qld 4151



Sold House

Friday, 29 March 2024

22 Gladstone Street, Coorparoo, Qld 4151

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Rob Cinelli
0755344033



Leanne Frohmuller
0755344033

\$1,080,000

Auction Location: on-site Great news to the interstate investor owners and for the lovely young couple who have secured this delightful house for their new home. Unfortunately for all others, this weekend's Open Homes have been cancelled. The house is now off the market entirely. Known for their uniquely Australian character and charm, this quintessential Queenslander-style home has abundant appeal and offers plenty of versatility for a large or small family. The enchanting features of French doors opening onto all verandas and the soothing use of natural timbers throughout brings on a peaceful calm. Coorparoo is a suburb that perfectly encapsulates Brisbane's allure as a treasure trove of community spirit and urban convenience. It stands as a beacon of opportunity for homeowners and investors alike.

- Space and Opportunity: the accommodation of 3/4 bedrooms, 2 bathrooms, kitchen, dining and living room upstairs is relaxed and comfortable for the whole family. The downstairs space has endless opportunities to expand your living arrangements, indulge your hobbies, or store your big toys.
- Outdoor Gardens: feed your green thumb creativity here or design an entertaining paradise around that dream pool you've always wanted.
- Central Location: only 5km from the CBD, we're situated in a prime area within walking distance to the Coorparoo train station, for quick and easy access to the city's amenities, universities, and beyond.
- Education: The area is within the catchment for many high quality schools for all age groups, including Coorparoo State School and Secondary College, plus exquisite private schools like Loreto, Villanova, Our Lady of Mount Carmel & St James
- Recreation: close to other educational institutions, parks, playgrounds, and sporting clubs.
- Property Growth: The real estate market in Gladstone Street continues to enjoy significant capital growth.
- Current Rent: \$700pw - - Rent Potential \$780pw - \$830pw
- Lease Expiry: 5 May 2024
- Council Rates: \$2,600pa approx.
- Water Rates: \$1,720pa approx.

Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.