

**22 Woodrow Drive, Coorparoo, Qld 4151**



**House For Sale**

Monday, 17 June 2024

22 Woodrow Drive, Coorparoo, Qld 4151

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Shane Hicks  
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Antonio Puopolo  
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## Auction

Auction Location: On-Site 22 Woodrow Drive, located on a corner block, presents a remarkable opportunity for prospective buyers. This charming post-war home offers versatility, whether you wish to live in it as is, invest, renovate, develop, or build a new luxury home. With a 15-metre frontage and a 40-metre depth, the 607m<sup>2</sup> north to rear near-flat corner block provides an exciting opportunity for any buyer. The polished timber floors and split system air-conditioning in the main living area add to the home's charm and comfort. The kitchen, fitted with stone benchtops and quality appliances, leads out to a northerly facing undercover back deck, perfect for entertaining. The bathroom boasts a contemporary design with a separate bath, shower, and powder room, catering to all family needs. The spacious master bedroom includes a walk-in robe, while all other bedrooms are equipped with built-in cupboards, ensuring ample storage space throughout. Convenience is a key feature of this property, which lies within the Coorparoo State School catchment area with easy access to St James, St Thomas', Villanova, Churchie, Loreto and Lourdes Hill Private Schools. Residents can enjoy easy access to Wembley Park, train and bus services, Easts Rugby Club, the Gabba, and a fantastic selection of cafes and restaurants. Additionally, the home is just 5km from Brisbane's Central Business District, making it an ideal location for those who value proximity to the city while enjoying a tranquil suburban lifestyle. The property is surrounded by prestigious homes, epitomising luxury in one of Brisbane's most sought-after neighbourhoods. Whether you wish to enhance the existing structure or embark on a complete rebuild to create your dream home, the possibilities are endless. Note that we are also selling the neighbouring property at 22 Woodrow Drive and if you'd like to discuss the opportunities this presents, please talk to us directly. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 6 July at 12:00pm. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register to bid. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.