

**24 Agnes Street, Auchenflower, Qld 4066**



**House For Sale**

Thursday, 11 January 2024

24 Agnes Street, Auchenflower, Qld 4066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



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## Auction

An unmissable opportunity, it comes complete with picturesque city views and DA approved house plans to build a luxurious new home. At a superb lifestyle address on one of Auchenflower's most desired streets, you're walking distance from bus and train services, Rosalie precinct, Milton Village, Frew Park and Milton State School. Positioned perfectly on the high side of the street, this charming Queenslander property boasts an idyllic North facing aspect. Offering comfortable living and enormous potential, the residence is ready to be lived in, renovated, or rented out. Located in an elevated Auchenflower setting, just three kilometers from the CBD, this charming Queenslander combines a desirable location with versatile possibilities. Inside, the home is well presented with polished timber floors, high moulded ceilings and light filled rooms. The spacious lounge room has air-conditioning and a separate sunroom. The kitchen is neat and tidy with a dining nook and leads out to a charming outdoor patio, allowing you to enjoy the spacious backyard and relax. A separate studio with powder room provides the ultimate in versatility - perfect for a teenager's retreat, guest house or study. Presenting an exclusive opportunity, this home offers but is not limited to:

- 405sqm block with sweeping city views and outlook across Auchenflower and Paddington.
- DA approved plans by award winning DAH Architecture for a luxury multi-level 4 bedroom, 3 bathroom, 2 car garage with cellar, courtyard, butler's pantry, pool and multiple entertaining spaces including rooftop terrace with spectacular city views
- Existing 3-bed, 1.5-bath, 1-car home on the site
- Near sought after private schools and set in the Milton State School and Kelvin Grove State College catchments.
- Close to shopping and dining precincts, parks and sporting facilities.

Auction, Saturday 3rd February On Site at 1:00pm, if not SOLD prior. To obtain further information, please contact Matt Lancashire on 0416 476 480 or Ben Osborne on 0419 752 008. 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.