

**28 Longlands Street, East Brisbane, Qld 4169**

**House For Sale**

Thursday, 13 June 2024



28 Longlands Street, East Brisbane, Qld 4169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Maude Thompson  
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## Auction

Seize an extraordinary chance to secure prime real estate within a city fringe neighbourhood. Oozing with charm and potential this timeless little old lady presents an exciting opportunity to renovate, build your dream home, hold as an investment, or develop. The existing cottage features original hardwood flooring, casement windows, elevated front sunroom, three bedrooms, central living, separate kitchen, bathroom, and additional car space/storage below. The cottage is perched on gently sloping 405m land with great street appeal, and promises district views over the city and the Gabba. A sensational lifestyle on the city fringe. New home or renovating... enjoy everything Brisbane city has to offer at your door. Pop out to a game at the Gabba, dinner in the city, or a movie at trendy South City Square. Starting a family... this East Brisbane address offers an impressive location for quality schools, and a short walk to East Brisbane State School. This is a rare find and an enviable piece of real-estate in a capital city. Building/developing... Unlock the enormous potential of this position just 3 kilometres from the Brisbane CBD, and 600m from the Gabba and heart of the Brisbane 2032 Olympics hub.

- Charming cottage on gently sloping 405m<sup>2</sup> block
- 10 metre frontage
- District views over city and Gabba
- Potential for knockdown rebuild (STCA)
- City fringe living
- 5 minutes from Coorparoo station
- 2 minutes to the Gabba
- 7 minutes to the CBD
- Convenient to an array of top schools
- Just over 10 minutes' walk to the river
- A short walk to East Brisbane State School
- Short drive to trendy Woolworths South City Square

Will sell at auction if not sold prior. AUCTION: Wednesday 10th JULY 2024 12pm - 12:15pm on site. Get in touch for a private viewing and secure this opportunity before auction!! Maude 0439 042 625

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