

**3 Mowbray Terrace, East Brisbane, Qld 4169**



**House For Sale**

Friday, 3 November 2023

3 Mowbray Terrace, East Brisbane, Qld 4169

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 506 m2**

**Type: House**



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## Auction

Auction Location: On Site! Ideal investment, dual living or the ultimate home and business premises all in one. With a huge almost 350m<sup>2</sup> under roof, 6 bedrooms plus study, multiple living spaces on both levels and a flexible floorplan in a location with proven performance and massive growth potential. As we move steadily toward the Olympics, with interstate and overseas investors continuing to see inner city Brisbane as smart buying, this is a rare offering with "Upside" that is easy to see. Both a large home and a generous 506m<sup>2</sup> block, raised, reimagined and retaining all the original character and charm while allowing for the creation of a well-integrated, and more modern lower level. Complete with services ready to add a second kitchen, you could easily convert the home to dual living and rent out one or both levels. Alternatively, with such an enviable location and secure parking for 4 cars, this lower level could easily become the base of operations for a very substantial home business with clear benefits like;

- Ultra-convenient location with restaurants, cafes, the CBD and arguably one of Brisbane finest Schools at your fingertips.
- A configuration offering liveability and flexibility, with 6 bedrooms in total, 3 on either level.
- The charm, soul and character of the original home with 10-foot ceilings, VJ's, breezeways and stained glass on the upper level plus a large, covered rear deck.
- Fresh, functional and recently refurbished kitchen on the upper level with services for a second kitchen already in place to install a brand-new kitchen downstairs with much of the hard work already done.
- 12 foot ceilings 3 expansive living areas and sparkling, brand-new bathroom on the ground floor.
- Separate entry for dual-living or business.
- Remote gate and remote double garage providing secure parking for 4 vehicles
- Insulation and good quality glazing for cool, quiet comfort.
- Air-conditioning throughout.
- Immaculate, easy-care yard offering a peaceful leafy outlook in such an inner-city location. Space, location, potential for profit! Why not take a look today and see how you might benefit? 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. Interested parties must solely rely on their own enquiries. Note: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.