

**3 Nelson Street, Dutton Park, Qld 4102**

**DRAKOS**  
REAL ESTATE

**House For Sale**

Thursday, 9 May 2024

3 Nelson Street, Dutton Park, Qld 4102

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 534 m2**

**Type: House**



Chris Kazonis  
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Emanuel Kazonis  
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## Auction

Auction Location: On Site This character Queensland cottage, situated on a large 534 square metre allotment, offers a genuine City aspect from the rear, north of the dwelling. The positioning of the cottage on the land offers the opportunity to renovate and expand this cottage to a large family home. Furthermore, an option to build another home or granny flat at the rear of the land (subject to Brisbane City Council approval) is a valuable added bonus. This home offers four generous sized bedrooms, an enclosed front entry, separate lounge, a kitchen with ample floor and wall cupboards servicing the adjacent dining area, and a combined toilet and bathroom. The fabulous location of the property offers something for everyone. Educational options include the new BSSSC high school, Dutton Park State School and St Ita's Catholic Primary Schools, St Lawrence's and Somerville House a short walk. University of Queensland is only a ten-minute stroll across the Eleanor Schonell pedestrian bridge. Centrally located to both the Mater and Princess Alexandra Hospitals, shopping centres at Fairfield and Buranda, proximity to Southbank Parklands and QPAC cultural precinct, Brisbane City heart, and easy access to the freeway and main traffic routes. This property is currently tenanted until January 2025. This property is not to be missed if you are serious about purchasing a property that has the right pointers to a great future investment. To be sold by Public Auction: On site at 11:00am, Saturday 8th June 2024. Contact the team at Drakos Real Estate to arrange your private inspection. Chris Kazonis 0418 656 965 Emanuel Kazonis 0412 227 367 Michele Clifton 0407 205 325