

**30 Edgar Street, Northgate, Qld 4013**



**Sold House**

Tuesday, 14 November 2023

30 Edgar Street, Northgate, Qld 4013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 857 m2**

**Type: House**



Dwight Colbert

0401095785

**\$1,195,000**

This charming Queenslander with endearing features and captivating 3m ceilings, picture rails, timber floorboards throughout, fanlights are just some of the adoring features of this property which sits high and dry on a 857m2 allotment. The opportunities are endless whether to further develop (STC) and relocate the home and construct townhouses at the rear or renovate to a majestic family residence. Comprising of three good sized bedrooms, enclosed sunroom, one bathroom and one lock underneath for a small vehicle. This is a rare opportunity and one not to be missed, and an inspection is a must to place on your inspection list. A snapshot of features bound to impress: \* Front enclosed balcony with lattice screening and door \* Separate living room \* Spacious eat-in-kitchen with ample storage cupboards and flowing out to back entertainment deck \* Master bedroom with French doors flowing out to front enclosed balcony \* Good sized second bedroom with built-ins \* Third bedroom/multiple purpose room \* Separate tiled sunroom \* Bathroom with shower over bath, vanity and mirror \* Separate toilet \* Back entertainment deck with privacy screening \* Separate laundry underneath \* Ample storage/workshop area in garage - accommodating one small vehicle under \* Fully fenced yard with paving and stones on a 857m2 block \* NBN Connection \* Plus much more! Additional Information: \* Rates \$487.70 per quarter \* Water \$328.99 per quarter \* Gas \$223.59 per quarter \* Gas cooking \* Block dimensions - 19.8 mtr frontage x 43.5 mtr in depth Located in this sought-after pocket of Northgate and proximity to an array of reputable schools, public transport options, Nundah Village, Brisbane Airport, DFO and Gateway Motorways along with Virginia Golf Club, Nudgee Beach, and walking/bike tracks. The property will be sold at Auction Saturday 9th December 2:30pm On-Site, if not sold prior. For further information and to arrange your inspection, please contact Dwight Colbert. We look forward to meeting you at 30 Edgar Street in Northgate. As 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.