

**32 Howard Street, Gaythorne, Qld 4051**

Place. 

**House For Sale**

Friday, 8 March 2024

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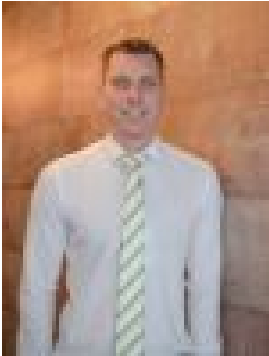
**Bedrooms: 10**

**Bathrooms: 3**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



Matthew Jabs  
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Ross Armstrong  
0409299653

## Auction

Presenting 32 Howard Street, Gaythorne - A prime post war home on 810m<sup>2</sup> which has been held by the current owner for over 18 years. Perched on the higher side of the street is this incredible opportunity offering a north-facing 23 metre frontage with endless potential for future development. 32 Howard Street is truly a unique offering. Surrounded by apartment and townhouse developments and zoned for low to medium density projects, this 810m<sup>2</sup> allotment features a gentle slope to the street and the home itself is post war which means the existing dwelling can be removed. The options are endless, small lot homes, townhouses, or apartments, or alternatively the property can be rented while planning a future development. Offering great rental yields the property has been fully leased up until recently with generous rental return of \$54,600 per annum. The Property In Summary: - Ten-bedroom home with three bathrooms. - Two functional kitchen spaces. - Main open plan living and dining area. - Additional dining and living coming off the second kitchen. - Post war timber construction with the option to be removed. - North facing position surrounded by multi-dwelling developments. - 810m<sup>2</sup> allotment with 23m frontage x 35.1m depth. - Quiet street ideal as a land banking option or development. Situated in the leafy suburb of Gaythorne, just seven kilometres north-west of Brisbane's CBD, this location combines inner-city convenience and neighbourhood charm. Well positioned nearby the Enoggera Barracks, educational facilities, Brookside Shopping Centre, Blackwood Street dining precinct along with Gaythorne and Enoggera railway stations. The property is also within close proximity to reputable schools including Mt. Maria College, Hillbrook Anglican School, and Enoggera State School. The property is within walking distance to the following: - 300m to Gaythorne RSL - 260m to Gaythorne Bowls club and parkland - 650m to Gaythorne Train station - 1.2km to Brookside - 1.7km to Teralba Park Please contact Matthew Jabs on 0422 294 272 for further information on this outstanding opportunity. \*\* Disclaimer\*\* This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.