

32 Ralston Street, Wilston, Qld 4051

Place. **P**

Sold House

Friday, 23 February 2024

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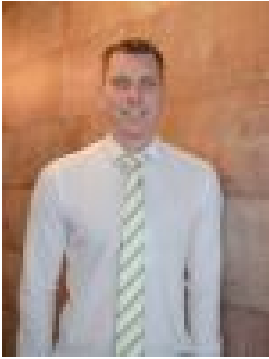
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



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\$1,900,000

Presented to the market for the first time in over 15 years is this once in a lifetime opportunity to secure a superb piece of real estate offering exceptional renovation potential for the astute buyer. Set amongst some of Brisbane's best parklands and walking tracks in a quiet, wide and treelined street is Number 32 Ralston Street - A beautifully maintained family residence which is one of the last homes in the street to be raised and renovated. Showcasing a prime North / South aspect and perched on the higher side of the street, this incredible position offers parkland views and city glimpses. Upon entering this charming Queenslander you'll be welcomed with high ceilings and hardwood timber flooring. The living area flows through to the dining, kitchen, and sunroom while two bedrooms, a bathroom and a sunroom sit adjacent. The lower level offers two bedrooms and laundry, all legal height and flowing out the private sun filled backyard and inground swimming pool area. The home is perfectly liveable as is which gives buyers the option to move in whilst planning a future renovation, or alternatively the home could be rented while planning a future renovation. Located within the Wilston State School and Kelvin Grove State College catchments, 32 Ralston Street is a short drive to many other sought after schools including Marist College Ashgrove, Mt St Michaels College Ashgrove and Hillbrook Anglican High School.

Property Features: - Queenslander style timber home consisting of four bedrooms. - Original features including VJ walls, high ceilings, and hardwood timber flooring throughout. - Living area opening to dining and sitting room, all overlooked by the kitchen. - Functional kitchen with gas cooktop, oven, dishwasher, and ample storage. - Private back deck overlooking the yard and offering city glimpses. - Four generously sized bedrooms, two upstairs and two downstairs. - Main bathroom with shower over bath facility in good condition. - Large sitting room with plenty of natural light. - Plenty of parking available on site and storage under the home.

Land Component: - 607m² of North / South facing land. - Dimensions totalling 15.1 metre wide by 40.1m in depth. - Side access and a large open backyard. The home's location gives you direct access to everything the local area has to offer. There are a range of parks including Finsbury Park, sporting facilities, wonderful Sunday organic markets at Northey Street and the Enoggera Creek Bikeway, perfect for weekend adventures with the family. Public transport options are endless with the Wilston Train Station located just 400m down the road. Local shopping precincts such as Wilston Village, Homezone and Newmarket Village are also nearby, making weekly groceries easier than ever, whilst also offering multiple gourmet cafes and restaurants to dine in at. Reading Cinemas Newmarket is also around the corner making school holiday outings with the family a breeze. QUT and Kelvin Grove Urban Village, along with RBH and the new Herston Quarter development are also close by. Access to main roads and the tunnels ensures you'll never struggle travelling around the city and makes for easy getaways to the coasts!

Location Highlights: - 400m to Wilston Train Station - 1k to Finsbury Park, Enoggera Creek, Parklands and Walk Tracks - 1.8km to Wilston State School and St Columba's Catholic Primary - 2.5km to the Royal Brisbane Hospital - 3.2km to Kelvin Grove College and - 4km to Brisbane Grammar Schools and Gregory Terrace College - 5km to Brisbane CBD

Promising a genuine family lifestyle, an unmatched amount of growth and prosperity whilst located within one of Brisbane's elite enclaves, this property is well worth your inspection. For further information, please contact Matthew Jabs on 0422 294 272 or Ross Armstrong on 0409 299 653.