

**36 Rossiter Street, Morningside, Qld 4170**



**House For Sale**

Monday, 6 November 2023

36 Rossiter Street, Morningside, Qld 4170

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 920 m2**

**Type: House**



Kylee Harnisch  
0738999999

## Offers Over \$1.1 Million

Unlock the enormous potential of this character-laden Queenslander, which sits on a sprawling 920m<sup>2</sup> lot just under 5km radius from the CBD, and metres from parklands plus Morningside Central Shopping Centre. Boasting a vast 5 bedroom layout and already built-in underneath, there is endless potential to be recognised, with options including redevelopment, raising the residence to accommodate dual living, or a simple renovation to capitalise on what is already a quite magnificent canvas (STCA). A cute front porch welcomes you into this residence, where you'll find all the sought-after period hallmarks, including soaring high ceilings, VJs, timber floors, and intricate fretwork, along with split system air con and ceiling fans cooling the interiors. Anchoring the home, the central kitchen offers modern appliances and plentiful prep and storage space, whilst two separate living areas on either side will ensure growing and established families have ample space to sprawl out and relax privately. Accommodation on this level consists of five well-sized bedrooms, as well as a front sun room that would make a perfect study or play room for youngsters. Already featuring a bathroom, space for a kitchenette, and separate entry, prudent buyers will be quick to see the easy opportunity to create dual living accommodation over the ground floor. Magnificent potential extends beyond the interiors, out into the sprawling rear yard where you'll find a uniquely generous canvas to create an outdoor entertaining oasis whilst still maintaining an extensive garden for kids and pets to enjoy. Alternatively, previously drawn plans to redevelop could inspire a lucrative opportunity to add value. Highlights: • Renovate, raise, or redevelop on 920m<sup>2</sup> • Potential to make way for additional dwelling/s (STCA) • 5 bedroom layout, with potential to create dual living • lot dimensions 20.5m frontage x 43.7m depth (approx.) Surrounded by highly regarded schools including St Olliver Plunkett's and CHAC, this exciting address lies just a short stroll from Morningside Central Shopping Centre and minutes from major retailers at Cannon Hill Plaza. Close to an array of local dining options along Wynnum Road including the famed Flour & Chocolate Patisserie, it's well-connected to the CBD via bus services and Morningside train station, and sits moments from fashionable neighbours at Hawthorne and Bulimba. Rates \$763.71 p.q approx