

# 37 Fern Street, Woolloongabba, Qld 4102



## House For Sale

Wednesday, 15 May 2024

37 Fern Street, Woolloongabba, Qld 4102

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 455 m2**

**Type: House**



Emma De Marco  
0412151654

## Auction

Promising endless possibilities in a fabulous central location, this pre-war property is a blank canvas ready and waiting for you to create a stunning sanctuary of inner city living. There is potential to lift and renovate, and the level 455m<sup>2</sup> block offers plenty of room to extend. Perfect to live in now or perhaps rent out on a short-term basis to reap immediate rewards while you confirm plans for this transformation. Unlock the allure of this home, where original design elements of VJ walls, fretwork breezeways and high ceilings remain in place. Restore this property to its former glory or blend retained features with sophisticated contemporary styling and continue the resurgence of this ever popular and tightly held inner city pocket. The current layout features living and dining areas leading to a covered deck, and the updated kitchen has an island bench and plenty of storage. Two bedrooms are at the front of the home and the enclosed verandah is now being utilised as a sleepout and separate office space. Downstairs, an enormous amount of usable storage space can be found, ideal for creating a wealth of extra living or accommodation space. Additional features currently in place include solar panels, a large backyard shed and the secure single carport has an automatic garage door. Pre-war character home in central location. Suitable to renovate, raise and extend (STCA). Huge amount of useable storage downstairs. Large kitchen with plenty of storage and big island bench. Living and dining rooms plus covered deck. Two bedrooms plus sleepout and office. Updated bathroom with big walk-in shower and linen cupboard. Features: solar panels and air-conditioning throughout including downstairs. Secure single carport with automatic garage door, large shed. Brisbane South State Secondary College & Buranda State School catchments. Rental estimate: \$600-\$650 per week. This highly sought after location between the SE Bikeway and recently upgraded Hanlon Park delivers the ultimate in convenience and is a leisurely stroll to the bustling Stones Corner precinct with boutiques, cafes and restaurants. Multiple retail and entertainment centres are in close proximity and schools including Brisbane South State Secondary College, Buranda State School, Villanova College, Loreto College and Churchie are all within a 3km radius. Whatever your mode of transport, Brisbane's CBD is in easy reach with the Veloway, the BusWay, the future Cross River Rail, M1 and Clem Jones Tunnel all accessed nearby.