

37 Sparkes Avenue, Hamilton, Qld 4007

Place. 

House For Sale

Saturday, 27 April 2024

37 Sparkes Avenue, Hamilton, Qld 4007

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 405 m2

Type: House



Drew Davies
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Olivia Charlton
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Auction

Auction Location: In-Rooms (10 James Street, Fortitude Valley) Perfectly situated a mere stone's throw to Ascot State School and moments to the finest amenities on offer within the postcode, as it stands 37 Sparkes Avenue offers a low maintenance 405m² block featuring a practical layout with kitchen, living and dining zones flowing seamlessly onto the backyard, with bedrooms located upstairs. Renovate into your dream home, landbank while renting out, or demolish and rebuild (DA approval), the appeal to families, investors and developers alike is immediately apparent. Boasting a truly privileged position in an esteemed tree-lined Hamilton avenue and presenting an unrivalled opportunity to capitalise on the picturesque lifestyle that awaits. At a glance, attributes include but are not limited to:- Post-war and located in a blue-chip postcode, renovate your dream home, landbank while renting out or demolish and rebuild (DA approval)- Ideally positioned on a flat, low maintenance 405m² allotment with generous front and rear lawn space- Desirable east facing rear aspect- Functional kitchen with plenty of storage- Multiple living/dining zones, living area complete with a fireplace- Three bedrooms situated on the upper level, serviced by an ensuite, and main bathroom- Two bathrooms, with an additional powder room downstairs- Ducted air-conditioning throughout- One car garage and carport, along with additional off-street parking- Ascot State School catchment, within 6kms from Brisbane's CBD- Current rental appraisal at \$850p/week - \$950p/week Positioned among some of Brisbane's most prestigious residences and renowned schooling options, such as Ascot State School (within catchment), St. Margaret's, St. Rita's, and St. Agatha's to name a select few. Within moments of Racecourse Road and the Portside precinct lies an abundance of cafes, restaurants, and boutique shops, offering an array of choices to indulge in. Just a stone's throw away from local parks, such as Oriel Park with its adjoining Oriel Markets shopping village, Ascot Park right by Eagle Farm Racecourse, and Crosby Park neighbouring Brothers Rugby Club. Additionally, close to Albion's thriving retail and café hub. For further information or to arrange a viewing, please contact Drew Davies on 0421 078 273 or Olivia Charlton on 0435 859 373. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.