

40 Nelson St, Coorparoo, Qld 4151

House For Sale

Tuesday, 14 May 2024



40 Nelson St, Coorparoo, Qld 4151

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 324 m2

Type: House



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For Sale

When position and potential matter, you can't go past this charming 1950's post-war home in a highly sought pocket. With Tenants in place to March 2025, your income is secured too. Everyday commuting is a breeze here, with one of the best bus transport routes in Brisbane close by. You can rest assured to leave the car at home on many occasions. You will appreciate contemporary living where original meets modern, this cozy home offers convenience to a popular precinct of Coorparoo Square and it's cafe's, restaurants, bars, Dendy Cinema and Aldi. Then popular Stones Corner Hotel, cafes, restaurants and business hub. What a perfect opportunity to enter the property investment market. Points to note:

- Huge potential in quiet central setting, short walk to bus, shops & schools
- Classic features include ornate plaster ceilings, hardwood floorboards
- Sunroom with plantation shutters on entry perfect for the winter mornings
- Sizeable rear family room with peaceful views to established leafy backdrop
- Reverse cycle air-conditioning in living room
- Updated kitchen, freestanding gas stove, dishwasher, timber benchtops
- Modern bathroom with walk-in shower recess
- Onsite parking via rear lane access in Grace St, downstairs laundry and storage
- Undercover area for quiet relaxation and entertaining

Perfectly located, this lovely residence is within the Coorparoo catchment area and a choice of public or private schools. Don't forget the endless opportunities to renovate and take advantage of the lifestyle location. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. The applied photos are indicative of 2019. 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 in the event that any information 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. All inspections after 21st May. Watch this space.