

41 Groom Street, Gordon Park, Qld 4031



Sold House

Tuesday, 3 October 2023

41 Groom Street, Gordon Park, Qld 4031

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 405 m2

Type: House



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\$1,090,000

Auction Location: On-site Highly sought after Gordon Park location and close to the Kedron Brook, 41 Groom Street offers buyer's so much potential. Whether you are looking for a cute cottage with renovation upswing, looking to knockdown (STCA) and build a new family home over the level 405m² block or a small (LMR-2) site with development potential then this is for you. Living here you are within minutes' walk to Kedron Brook where you can access open playing fields, bike and running tracks and off leash dog parks. Residents of the area value these close conveniences along with the location to transport, cafes, shopping and much more. The current home is full of character and charm, with 3.2m high ceilings, two good sized bedrooms, open plan kitchen and dining that flow to the outside where you have a great place to entertain all year round. For families looking for a little extra space, downstairs is the perfect getaway. If you are looking for a nice level block to build your dream home, don't miss this opportunity. Subject to approval, the home can be renovated or removed. Features include: Two bedrooms, main with an ensuite and walk through robe Separate study Character features throughout Polished timber floors Covered deck Updated kitchen, stone bench top & gas cooking Air-conditioned bedroom Block dimensions 9.9m x 39.8m Kedron High School Catchment Walk to parks, schools and cafes Don't let this opportunity slip through your fingers. The owner's instructions are very clear, and we will be selling on auction day. For a full property report, please contact selling agent, Nathan Johnson 0434 101 821 Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.