

**44 Alderley Avenue, Alderley, Qld 4051**



**House For Sale**

Monday, 13 May 2024

44 Alderley Avenue, Alderley, Qld 4051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Janine McDonald  
0738561200

**\$1.225 million**

This original two-bedroom post-war is located in an elevated position on the side of a hill surrounded by substantial homes. It is set on a generous 405m<sup>2</sup> block with city views from the rear. Embrace the character of hardwood floors throughout, alongside an untouched kitchen and bathroom. The true gem of this home lies in the potential to reimagine this space into your dream home, nestled in one of Alderley's most coveted locales. No more compromises or settling for less—here, you hold the reins to design and construct a residence tailored precisely to your desires. From concept to fruition, this presents an unparalleled opportunity. The buyer may choose to - Erase the past and erect a contemporary masterpiece.- Embrace the charm as-is or embark on a renovation journey, including raising and building under.- Capitalise on the investment potential by renting out this property, securing promising capital growth in this tightly held enclave. Key Features:- Two bedrooms with built-in wardrobes- Original kitchen and bathroom- North/south aspect, offering refreshing breezes and delightful scenic views. Additional features include- Wilston State School catchment- Alderley train station at the end of the street- Alderley Coles, shops, and restaurants an easy stroll away- 7km to the CBD! Don't let this exceptional opportunity slip through your fingers—enquire now!